

J3B PROPERTIES LLC

561 DEALS GAP RD
541905

PLAT: 00003/01490 UNIQ ID 69
ID NO:

Parcel ID: 5636-00-61-3256-

SPLIT FROM ID

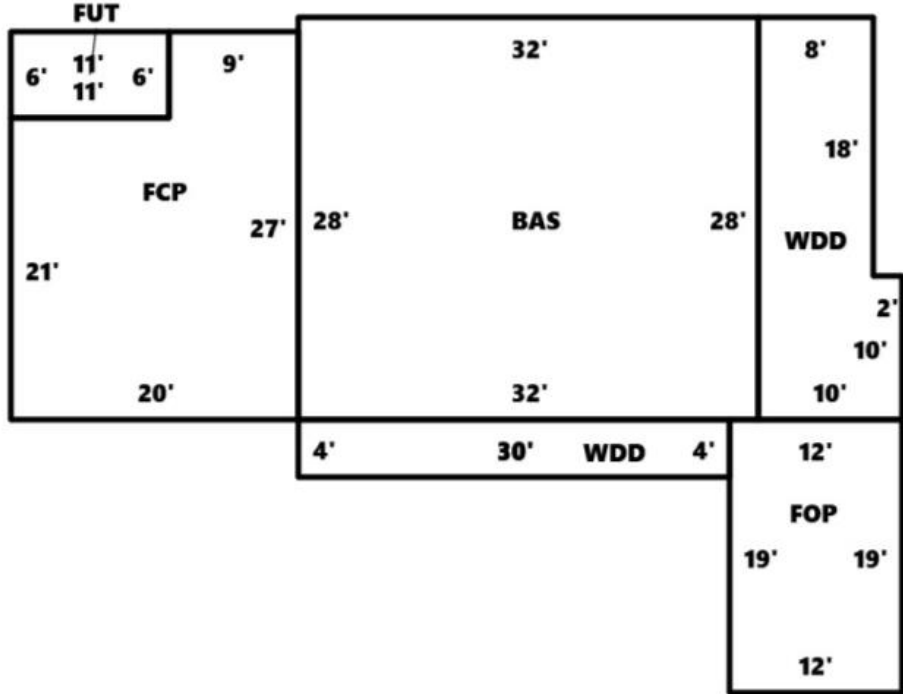
Reval Year: 2021 Tax Year: 2027
Appraised By 09 on 01/10/2022 50102 DEALS GAP

COUNTY TAX (100), OVRNGT RENT FEE (1)
50-NR-5771-AB-DEALS GAP LTS 9,10,36

CARD NO. 1 of 1
0.6500 AC
TW-50 CI- FR-TN

EX- SRC= Estimated
AT- LAST ACTION 20221115

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM							
Foundation	3											0.36000			
Continuous/Footing	5.00	01	01	2,120	104	94.64	204537	1985	1970	% GOOD		64.0			
Sub Floor System	4														
Plywood	8.00														
Exterior Walls	06														
Board & Batten/Plywood/T-111	16.00														
Roofing Structure	06														
Irregular/Cathedral	14.00														
Roofing Cover	03														
Asphalt/Composition Shingle	8.00														
Interior Wall Construction	5														
Drywall/Sheetrock	23.00														
Interior Floor Cover	12														
Hardwood	10.00														
Heating Fuel	03														
Gas	2.00														
Heating Type	10														
Heat Pump	4.00														
Air Conditioning Type	03														
Central	5.00														
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0														
Bedrooms															
BAS - 3 FUS - 0 LL - 0															
Bathrooms															
BAS - 2 FUS - 0 LL - 0															
Half-Bathrooms															
BAS - 0 FUS - 0 LL - 0															
Office															
BAS - 0 FUS - 0 LL - 0															
TOTAL POINT VALUE															107.000
BUILDING ADJUSTMENTS															
Quality	3	AVERAGE	1.00												
Shape/Design	3	Slight Irregular	1.05												
Size	Size	Size	0.92												
TOTAL ADJUSTMENT FACTOR			0.970												
TOTAL QUALITY INDEX			104												



PRIOR APPRAISAL				PERMIT						
BUILDING VALUE	OBXF VALUE	LAND VALUE	PRESENT USE VALUE	DEFERRED VALUE	TOTAL VALUE	CODE	DATE	NO.		
130,900		60,000	0	0	190,900					
SALES DATA										
OFF. RECORD	DATE	DEED	INDICATE							
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE			
0506	0551	3	2022	WD	Q	I	419,000			
0453	0369	10	2017	WD	Q	I	186,000			
0514	0125	10	2022	WD	E	I	0			
0353	0462	10	2007		X	V	132,500			
0265	0099	11	2002		X	V	153,000			
0165	0122	6	1989		X	V	0			
HEATED AREA 2,240										
NOTES										

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	896	100	84797			TOTAL OB/XF VALUE															
FCP	474	025	11262																		
FOP	228	035	7571																		
FUS*	448	090	38140																		
FUT	66	055	3407																		
OEB*	896	055	46658																		
WDD*	464	020	8802																		
FIREPLACE	3 - 1 Sty		3,900																		
	Single/Flue																				
SUBAREA TOTALS	3,472		204,537																		

BLDG DIMENSIONS: BAS=E32S28W32N28Area:896;WDD=E8S18E2S10W10N28Area:244;FUT=N6E11S6W11Area:66;FCP=W9S6W11S21E20N27Area:474;OEB=Area:896;FUS=Area:448;WDD=N4E30S4W30Area:120;WDD=Area:100;FOP=S19E12N19W12Area:228;TotalArea:3472

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL MOUNTAIN/WATER VIEW	0109		0	0	1.0000	0	1.0000	SIZE-TOPO	RP	60,000.00	1.000	LT	1.000	60,000.00	60000	0	
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	