

BAILEY STEVEN S & BAILEY ANGELA MAGEE

170 POLARIS WAY
540015

PLAT: 00003/01989 UNIQ ID 187
ID NO:

Parcel ID: 6519-00-43-8007-

SPLIT FROM ID

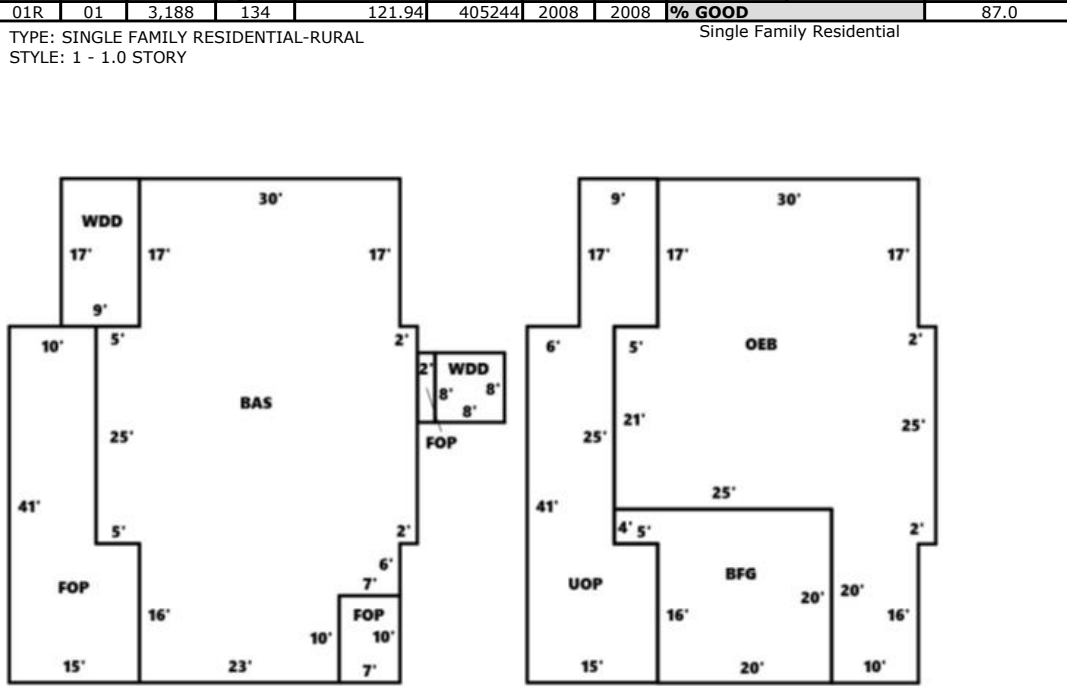
Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 10/27/2020 33300 MYSTIC LANDS/WINDINGSTAIRS RD AREA

CARD NO. 1 of 1
1.1690 AC
TW-30 CI- FR-TN

SRC= Pictometry Review
AT- LAST ACTION 20210305

CONSTRUCTION DETAIL										MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	0.13000	87.0	CRENCE TO	MARKET				

Foundation	3	5.00	01R	01	3,188	134	121.94	405244	2008	2008	% GOOD	87.0	CRENCE TO	MARKET
Continuous/Footing	5.00												DEPR. BUILDING VALUE - CARD	352,560
Sub Floor System	4												DEPR. OB/XF VALUE - CARD	
Plywood	8.00												MARKET LAND VALUE - CARD	107,000
Exterior Walls	07												TOTAL MARKET VALUE - CARD	459,560
Cement Fiber Siding	26.00												TOTAL APPRAISED VALUE - CARD	459,560
Exterior Walls	16												TOTAL APPRAISED VALUE - PARCEL	459,560
Wood Shingle/Bark/Log	0.00												TOTAL PRESENT USE VALUE - LAND	0
Roofing Structure	06												TOTAL VALUE DEFERRED - PARCEL	0
Irregular/Cathedral	14.00												TOTAL TAXABLE VALUE - PARCEL \$	459,560
Roofing Cover	10												PRIOR APPRAISAL	
310 Shingle	10.00												PERMIT	
Interior Wall Construction	5												BUILDING VALUE	352,560
Drywall/Sheetrock	26.00												OBXF VALUE	0
Interior Wall Construction	7												LAND VALUE	107,000
Wood/T&G	0.00												PRESENT USE VALUE	0
Interior Floor Cover	12												DEFERRED VALUE	0
Hardwood	10.00												TOTAL VALUE	459,560
Heating Fuel	04												ROUT: WTRSHD:	
Electric	2.00												SALES DATA	
Heating Type	10												OFF. RECORD	
Heat Pump	4.00												BOOK	
Air Conditioning Type	03												DATE	
Central	5.00												MO	
Bedrooms/Bathrooms/Half-Bathrooms	2/3/1	12.000											YR	
Bedrooms	BAS - 1 FUS - 1 LL - 0												DEED	
Bathrooms	BAS - 1 FUS - 2 LL - 0												TYPE	
Half-Bathrooms	BAS - 1 FUS - 0 LL - 0												O/U	
Office	BAS - 0 FUS - 0 LL - 0	0											V/I	
TOTAL POINT VALUE		122.000											INDICATE	
													SALES PRICE	



BUILDING ADJUSTMENTS			
Quality	4	ABOVE AVERAGE	1.10
Shape/Design	5	Irregular	1.15
Size	Size	Size	0.87
TOTAL ADJUSTMENT FACTOR	1.100		
TOTAL QUALITY INDEX	134		

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,845	100	224979			TOTAL OB/XF VALUE															
BFG	420	035	17925																		
FOP	576	035	24632																		
OEB	1,495	055	100235																		
UOP	643	020	15730																		
WDD	217	020	5243																		
FIREPLACE	7 - 2 or more		16,500																		
Subarea	Mass/Stone																				
TOTALS	5,196		405,244																		

BLDG DIMENSIONS: BAS=N10E7N6E2N25W2N17W30S17W5S2E5S16E23A:1845;FOP=E7N10W7S10A:70;WDD=N8E8S8W8A:64;FOP=S41E15N16W5N25W10A:490;WDD=E9S17W9N17A:153;OEB=N16E2N25W2N17W30S17W5S2E25S20E10A:1495;BFG=S20W20N16W5N4E25A:420;UOP=S41E15N16W5N25E5N17W9S17W6A:643;FOP=E2N8W2S8A:16;TotalArea:5196

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 VIEW	0121		0	0	1.0000	0	1.0000		RP	107,000.00	1.000	LT	1.000	107,000.00	107000	0	1.169
TOTAL MARKET LAND DATA															107000		
TOTAL PRESENT USE DATA																	