

PERRY DANIELLE M

12730 HWY 19 WEST
541174

PLAT: 00000/00000 UNIQ ID 807
ID NO:

Parcel ID: 6630-00-28-2016-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2026
Appraised By 03 on 07/19/2011 31200 WATIA CREEK FARMS/NOC

COUNTY TAX (100), OVRNGT RENT FEE (1)
30-NR-5814-HWY 19S NANT GORGE

CARD NO. 1 of 1
2.9500 AC
TW-30 CI- FR-TN

SRC=
AT- LAST ACTION 20260109

CONSTRUCTION DETAIL			MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		0.26000	CREDENCE TO MARKET									
Foundation	3											DEPR. BUILDING VALUE - CARD 131,330									
Continuous/Footing	5.00	01R	01	1,870	102	92.82	177474	1995	1943	% GOOD	74.0	DEPR. OB/XF VALUE - CARD 69,110									
Sub Floor System	5	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL										MARKET LAND VALUE - CARD 69,110									
Wood	10.00	STYLE: 2 - 1.5 STORIES										TOTAL MARKET VALUE - CARD 200,440									
Exterior Walls	10											TOTAL APPRAISED VALUE - CARD 200,440									
Aluminum/Vinyl/Canvas/Rubber Siding	18.00											TOTAL APPRAISED VALUE - PARCEL 200,440									
Roofing Structure	03											TOTAL PRESENT USE VALUE - LAND 0									
Gable	7.00											TOTAL VALUE DEFERRED - PARCEL 0									
Roofing Cover	12											TOTAL TAXABLE VALUE - PARCEL \$ 200,440									
Metal, Pre-Finish	14.00											PRIOR APPRAISAL									
Interior Wall Construction	3											PERMIT									
Plaster	20.00											BUILDING VALUE 131,330									
Interior Floor Cover	05											OBXF VALUE 0									
Asphalt Tile	6.00											LAND VALUE 69,110									
Interior Floor Cover	12	PRESENT USE VALUE 0																			
Hardwood	0.00	DEFERRED VALUE 0																			
Heating Fuel	04	TOTAL VALUE 200,440																			
Electric	2.00	ROUT: WTRSHD:																			
Heating Type	08	SALES DATA																			
Radiant - Electric	1.00	OFF. RECORD																			
Air Conditioning Type	01	BOOK																			
None	0.00	PAGE																			
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0	DATE																			
Bedrooms		DEED																			
BAS - 3 FUS - 0 LL - 0		TYPE																			
Bathrooms		O/U																			
BAS - 2 FUS - 0 LL - 0		V/I																			
Half-Bathrooms		INDICATE																			
BAS - 0 FUS - 0 LL - 0		SALES PRICE																			
Office		0501 0895 12 2021 WD Q I 0																			
BAS - 0 FUS - 0 LL - 0	0	0348 0587 7 2007 X V 0																			
TOTAL POINT VALUE	95.000	0332 0247 7 2006 X V 0																			
BUILDING ADJUSTMENTS											HEATED AREA 1,848										
Quality	3	AVERAGE		1.00		NOTES															
Shape/Design	4	Moderate Irregular		1.10																	
Size	Size	Size		0.97																	
TOTAL ADJUSTMENT FACTOR 1.070																					
TOTAL QUALITY INDEX 102																					
SUBAREA																					
TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,008	100	93563	TOTAL OB/XF VALUE																	
CBM	576	010	5384																		
FEP	144	070	9375																		
FUS	696	090	58105																		
MOP	192	040	7147																		
FIREPLACE 3 - 1 Sty Single/Flue 3,900																					
SUBAREA TOTALS 2,616 177,474																					
BLDG DIMENSIONS BAS=E28N36W28S36Area:1008;FEP=N6E24S6W24Area:144;MOP=S8E24N8W24Area:192;FUS=N13E6N10W6N13W16S13W6S10E6S13E16Area:696;CBM=E12S6E2S18W28N18E14N6Area:576;TotalArea:2616																					

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 CREEK	0101		0	0	2.6000	4	1.2500	+00 +00 +25 +00 +00	RP	12,000.00	1.000	AC	3.250	39,000.00	39000	0					
WOODED CREEK	0163		0	0	1.5410	4	1.2500	+00 +00 +25 +00 +00	RP	8,000.00	1.950	AC	1.930	15,440.00	30108	0					
TOTAL MARKET LAND DATA											2.95				69108						
TOTAL PRESENT USE DATA																					

6630-00-28-2016-

5/18/2026 5:49:35 AM.