

**PHILLIPS WILLIAM E**

295 DILLS RD  
508151

PLAT: 00000/00000 UNIQ ID 879  
ID NO:

**Parcel ID: 6630-00-55-7623-**

SPLIT FROM ID

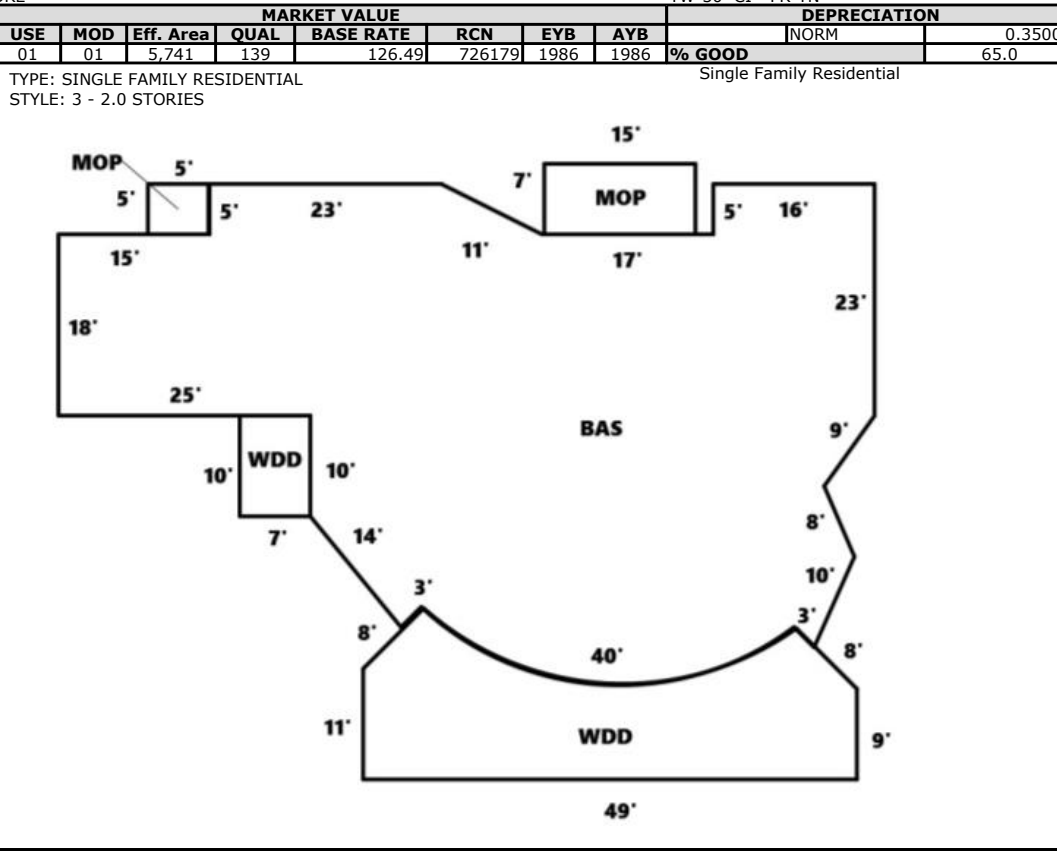
Reval Year: 2021 Tax Year: 2027  
Appraised By 05 on 11/23/2020 34000 NEEDMORE

COUNTY TAX (100), RESIDENTIAL FEE (1)  
30-NR-15906-WESSER CRK

CARD NO. 1 of 1  
1.1740 AC  
TW-30 CI- FR-TN

SRC= Pictometry Review  
AT- LAST ACTION 20201123

CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE					
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB										
Foundation	4																
Spread Footing	6.00	01	01	5,741	139	126.49	726179	1986	1986	% GOOD							
Sub Floor System	2																
Slab on Grade- Residential/Commercial	5.00																
Exterior Walls	09																
Wood on Sheathing	18.00																
Roofing Structure	03																
Gable	7.00																
Roofing Cover	03																
Asphalt/Composition Shingle	8.00																
Interior Wall Construction	5																
Drywall/Sheetrock	23.00																
Interior Floor Cover	14																
Carpets	9.00																
Interior Floor Cover	12																
Hardwood	0.00																
Heating Fuel	03																
Gas	2.00																
Heating Type	10																
Heat Pump	4.00																
Air Conditioning Type	03																
Central	5.00																
Bedrooms/Bathrooms/Half-Bathrooms	6/5/0																
Bedrooms	19.000																
BAS - 6 FUS - 0 LL - 0																	
Bathrooms																	
BAS - 5 FUS - 0 LL - 0																	
Half-Bathrooms																	
BAS - 0 FUS - 0 LL - 0																	
Office																	
BAS - 0 FUS - 0 LL - 0	0																
<b>TOTAL POINT VALUE</b>																	
<b>TOTAL POINT VALUE</b>																	
<b>BUILDING ADJUSTMENTS</b>																	
Quality	5	GOOD/CU	1.25														
Shape/Design	6	Very Irregular	1.20														
Size	Size	Size	0.87														
TOTAL ADJUSTMENT FACTOR			1.310														
TOTAL QUALITY INDEX			139														



CORRELATION OF VALUE		PRIOR APPRAISAL		PERMIT			
CREDENCE TO	MARKET	BUILDING VALUE	472,020	CODE	DATE NO.		
DEPR. BUILDING VALUE - CARD	472,020	OBXF VALUE	3,450				
DEPR. OB/XF VALUE - CARD	3,450	LAND VALUE	56,820				
MARKET LAND VALUE - CARD	56,820	PRESENT USE VALUE	0				
TOTAL MARKET VALUE - CARD	532,290	DEFERRED VALUE	0	ROUT: WTRSHD:			
TOTAL APPRAISED VALUE - CARD	532,290	TOTAL VALUE	532,290				
TOTAL APPRAISED VALUE - PARCEL	532,290						
TOTAL PRESENT USE VALUE - LAND	0						
TOTAL VALUE DEFERRED - PARCEL	0						
TOTAL TAXABLE VALUE - PARCEL \$	532,290						
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0295	0331	8	2004		X	V	372,500
0001	0394	4	1997		X	V	768,000
HEATED AREA 5,672							
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	2,872	100	363279	03	C	CARPORT	1.000	23	22	506	15.00	100.00	-	0.00	1986	1986	S3		20	1518	
FUS*	2,800	090	318755																		
MOP	135	040	6830	B6	C	SHOP BLDG	1.000	20	22	440	22.00	100.00	-	0.00	1986	1986	S3		20	1936	
WDD	1,474	020	37315																		
<b>SUBAREA TOTALS</b>	7,281		726,179			<b>TOTAL OB/XF VALUE</b>															3454

**BLDG DIMENSIONS** BAS=NE@54.46-8.6N23W16S5W17NW@26.57-11.18W23S5W15S18E25S10SE@50.71-14.21NE@45-2.83SE@3.09-40.24OnCurve@80SE@45-2.83NE@66.04-9.85NW@66.8-7.62Area:2872.41;MOP=W6S5E6N5Area:30;MOP=N7E15S7W15Area:105;WDD=W7N10E7S10Area:70;WDD=Area:493;FUS=Area:2800;WDD=N9NW@45-8.49NW@3.09-40OnCurve@77SW@45-8.49S11E49Area:911.66;TotalArea:7282.07

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	2.4160	4	1.0000	+00 +00 +00 +00 +00	RP	20,000.00	1.174	AC	2.420	48,400.00	56822	0	
<b>TOTAL MARKET LAND DATA</b>											1.174				56822		
<b>TOTAL PRESENT USE DATA</b>																	