

HORNER CRAIG & PHYLLIS 20% INT TENANCY BY THE ENTIRETY CULLEN WALTER & MORGAN 20% INT OTHERS

630 SMOKEY VISTA DR
542060

PLAT: 00000/00000 UNIQ ID 38287
ID NO:

Parcel ID: 6630-00-77-7149-

SPLIT FROM ID 958

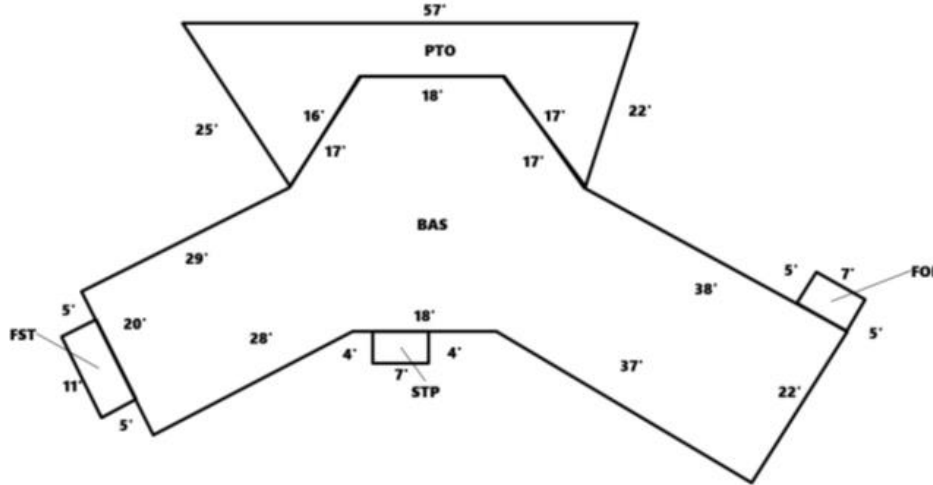
Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 11/23/2020 34000 NEEDMORE

COUNTY TAX (100), RESIDENTIAL FEE (2)
30-NR-15824-WESSER CR. SMOKY VISTA LTS 8,9,10,10A

CARD NO. 1 of 2
3.1910 AC
TW-30 CI- FR-TN

SRC= Inspection
AT- LAST ACTION 20230202

CONSTRUCTION DETAIL			
Foundation			3
Continuous/Footing			5.00
Sub Floor System			4
Plywood			8.00
Exterior Walls			09
Wood on Sheathing			18.00
Roofing Structure			03
Gable			7.00
Roofing Cover			10
310 Shingle			10.00
Interior Wall Construction			4
Plywood Panel			16.00
Interior Floor Cover			14
Carpet			9.00
Heating Fuel			04
Electric			2.00
Heating Type			10
Heat Pump			4.00
Air Conditioning Type			03
Central			5.00
Bedrooms/Bathrooms/Half-Bathrooms			
3/2/1			13.000
Bedrooms			
BAS - 3 FUS - 0 LL - 0			
Bathrooms			
BAS - 2 FUS - 0 LL - 0			
Half-Bathrooms			
BAS - 1 FUS - 0 LL - 0			
Office			
BAS - 0 FUS - 0 LL - 0			0
TOTAL POINT VALUE			97.000
BUILDING ADJUSTMENTS			
Quality	5	GOOD/CU STOM	1.25
Shape/Design	5	Irregular	1.15
Size	Size	Size	0.92
TOTAL ADJUSTMENT FACTOR			1.320
TOTAL QUALITY INDEX			128



0

CORRELATION OF VALUE									
CREDENCE TO								MARKET	
DEPR. BUILDING VALUE - CARD								184,540	
DEPR. OB/XF VALUE - CARD								2,780	
MARKET LAND VALUE - CARD								45,000	
TOTAL MARKET VALUE - CARD								232,320	
TOTAL APPRAISED VALUE - CARD								232,320	
TOTAL APPRAISED VALUE - PARCEL								334,690	
TOTAL PRESENT USE VALUE - LAND								0	
TOTAL VALUE DEFERRED - PARCEL								0	
TOTAL TAXABLE VALUE - PARCEL \$								334,690	
PRIOR APPRAISAL					PERMIT				
BUILDING VALUE		322,570			CODE	DATE	NO.		
OBXF VALUE		2,080							
LAND VALUE		105,000							
PRESENT USE VALUE		0							
DEFERRED VALUE		0			ROUT: WTRSHD:				
TOTAL VALUE		429,650							
SALES DATA									
OFF. RECORD		DATE		DEED				INDICATE	
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I		SALES PRICE	
0407	0440	11	2012	WD	Q	I		324,500	
0516	0388	1	2023	WD	X	I		544,000	
0001	0141	8	1997		X	V		9,000	
0001	0110	6	1997		X	V		195,000	
HEATED AREA 2,264									
NOTES									
OTHERS - HORNER PRESTON 20% TBE HORNER BECKETT C & JENNIFER 20% TBE COLLINS BRITTANY & RYAN 20% TBE ALL TBE									

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
BAS	2,263	100	263711	03L	C	CARPORT-LC	1.000	20	18	360	5.00	100.00	—		2006	2006	S3		55	990
FOP	32	035	1281	01	C	UTILSHED/STORAGE	1.000	16	12	192	24.20	100.00	—		1991	1991	S3		20	929
FST	54	050	3145	88	C	DECK	1.000	0	0	164	15.00	100.00	—		1991	1991	S5		20	492
PTO	583	005	3378			DECK	1.000	0	0	122	15.00	100.00	—		1991	1991	S5		20	366
STP	28	020	699	88	C	DECK	1.000	0	0	122	15.00	100.00	—		1991	1991	S5		20	366
FIREPLACE	6 - 1																			
	Massive/Stone		16,125	TOTAL OB/XF VALUE																2777

BLDG DIMENSIONS: STP=S4E7N4W7Area:28;BAS=NW@28.61-37.59NW@54.46-17.2W18SW@57.26-16.64SW@26.57-29.07SE@63.43-20.12NE@27.47-28.18E18SE@30.7-37.22NE@57.72-22.47Area:2263.5;FST=NW@63.43-11.18SW@26.56-4.84SE@63.81-11.33NE@28.3-4.92Area:54.94;FOP=SE@29.74-7.17NE@59.74-4.63NW@29.41-7.01SW@57.85-4.59Area:32.69;PTO=NE@72.41-21.51W57SE@56.63-24.55NE@57.93-16.32E18SE@53.24-17.27Area:583.08;TotalArea:2962.22

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	1.5000	Size +50%	RG	30,000.00	1.000	LT	1.500	45,000.00	45000	0		
TOTAL MARKET LAND DATA																45000		
TOTAL PRESENT USE DATA																		

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30-NR-15824-WESSER CR. SMOKY VISTA LTS 8,9,10,10A

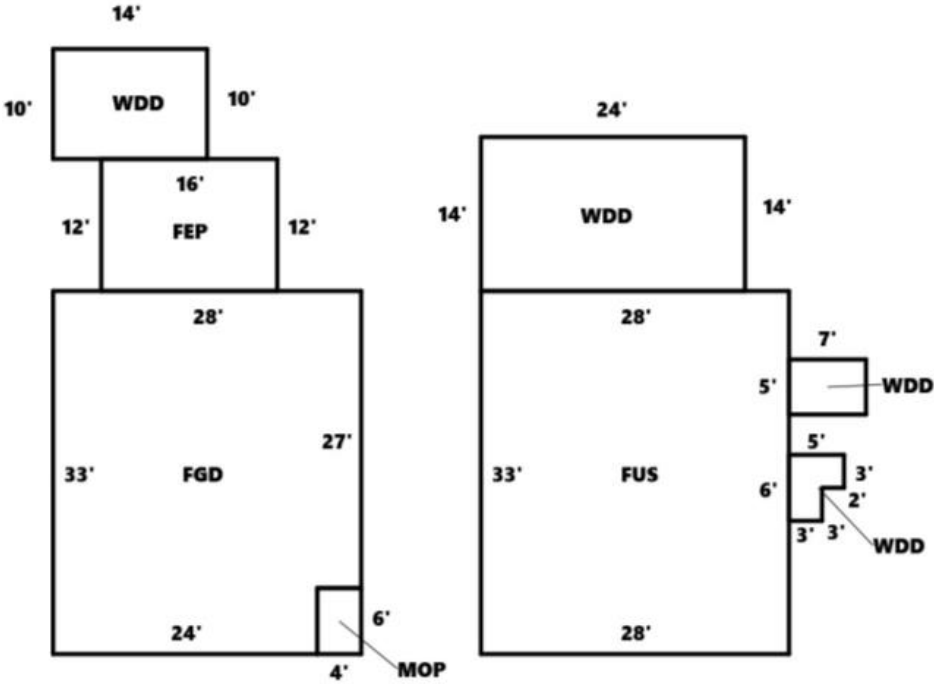
PLAT: 00000/00000 UNIQ ID 38287
GARAGE W/FUS ID NO:
CARD NO. 2 of 2
3.1910 AC
TW-30 CI- FR-TN

Parcel ID: 6630-00-77-7149-

SPLIT FROM ID 958

SRC= Inspection
AT- LAST ACTION 20230202

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		EX-	CORRELATION OF VALUE	
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.30000	CREDENCE TO	MARKET
Continuous/Footing	5.00	01	01	1,488	108	98.28	146241	1991	1991	% GOOD		70.0	DEPR. BUILDING VALUE - CARD	102,370
Sub Floor System	2	TYPE: SINGLE FAMILY RESIDENTIAL								Single Family Residential			DEPR. OB/XF VALUE - CARD	0
Slab on Grade-		STYLE: 1 - 1.0 STORY											MARKET LAND VALUE - CARD	0
Residential/Commercial	5.00												TOTAL MARKET VALUE - CARD	102,370
Exterior Walls	17												TOTAL APPRAISED VALUE - CARD	102,370
Cedar,Redwood or D-Log Siding	25.00												TOTAL APPRAISED VALUE - PARCEL	334,690
Roofing Structure	08												TOTAL PRESENT USE VALUE - LAND	0
Irregular/Wood Truss	12.00												TOTAL VALUE DEFERRED - PARCEL	0
Roofing Cover	10												TOTAL TAXABLE VALUE - PARCEL \$	334,690
310 Shingle	10.00												PRIOR APPRAISAL	PERMIT
Interior Wall Construction	4												BUILDING VALUE	322,570
Plywood Panel	16.00												OBXF VALUE	2,080
Interior Floor Cover	08												LAND VALUE	105,000
Sheet Vinyl	8.00												PRESENT USE VALUE	0
Interior Floor Cover	14												DEFERRED VALUE	0
Carpet	0.00												TOTAL VALUE	429,650
Heating Fuel	04												ROUT: WTRSHD:	
Electric	2.00												SALES DATA	
Heating Type	10												OFF. RECORD	DATE
Heat Pump	4.00												BOOK	PAGE
Air Conditioning Type	03												MO	YR
Central	5.00												DEED	TYPE
Bedrooms/Bathrooms/Half-Bathrooms	1/1/0												Q/U	V/I
Bedrooms													INDICATE	SALES PRICE
BAS - 1 FUS - 0 LL - 0													0407	0440
Bathrooms													0516	0388
BAS - 1 FUS - 0 LL - 0													0001	0141
Half-Bathrooms													0001	0110
BAS - 0 FUS - 0 LL - 0													HEATED AREA 1,116	
Office													NOTES	
BAS - 0 FUS - 0 LL - 0	0												OTHERS - HORNER PRESTON 20% TBE	
TOTAL POINT VALUE	96.000												HORNER BECKETT C & JENNIFER 20% TBE	
BUILDING ADJUSTMENTS													COLLINS BRITTANY & RYAN 20% TBE	
Quality	3												ALL TBE	
Shape/Design	2													
Size	Size													
TOTAL ADJUSTMENT FACTOR	1.130													
TOTAL QUALITY INDEX	108													



SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
FEP	192	070	13170	TOTAL OB/XF VALUE																0
FGD	900	045	39803																	
FUS	924	090	81769																	
MOP	24	040	983																	
WDD	535	020	10516																	
SUBAREA TOTALS		2,575	146,241																	

BLDG DIMENSIONS:FGD=E24N6E4N27W28S33Area:900;MOP=S6E4N6W4Area:24;FEP=E16N12W16S12Area:192;WDD=N10E14S10W14Area:140;FUS=S33E28N33W28Area:924;WDD=N14E24S14W24Area:336;WDD=S5E7N5W7Area:35;WDD=S6E3N3E2N3W5Area:24;TotalArea:2575

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
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

6630-00-77-7149-

8/29/2026 2:34:17 AM.