

GONZALEZ VANESA VICTORIA & GONZALEZ FRANCISO EZEQUIEL

Parcel ID: 6632-00-13-6848-

BEE GUM RIDGE
541621

PLAT: 00002/1189B UNIQ ID 1220
ID NO:

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By: 05 on 09/21/2020 30500 FONTANA VIEW/TRACE

COUNTY TAX (100)

30-NR-1789-FONTANA VIEW PROPERTIES LT 44

CARD NO. 1 of 1
4.0100 AC
TW-30 CI- FR-TN

SRC=
AT- LAST ACTION 20220707

| CONSTRUCTION DETAIL | | | | MARKET VALUE | | | | | | DEPRECIATION | | | CORRELATION OF VALUE | | | | | |
|---------------------|-----|-----|-----------|--------------|-----------|-----|-----|-----|--------|--------------|--|--------------------|----------------------|--|--|--|--|--|
| TOTAL POINT VALUE | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | NORM | | | CREDENCE TO MARKET | | | | | | |
| 0 | 97V | 00 | | | | | | | % GOOD | | | | | | | | | |

| BUILDING ADJUSTMENTS | | | | DEPR. BUILDING VALUE - CARD | | | | | | |
|-------------------------|---|-------------|--|-----------------------------|---|--|--|--|--|--|
| TOTAL ADJUSTMENT FACTOR | 0 | VACANT LAND | | | 0 | | | | | |
| TOTAL QUALITY INDEX | 0 | STYLE: | | | 0 | | | | | |

| | |
|---------------------------------|--------|
| DEPR. OB/XF VALUE - CARD | 0 |
| MARKET LAND VALUE - CARD | 65,000 |
| TOTAL MARKET VALUE - CARD | 65,000 |
| TOTAL APPRAISED VALUE - CARD | 65,000 |
| TOTAL APPRAISED VALUE - PARCEL | 65,000 |
| TOTAL PRESENT USE VALUE - LAND | 0 |
| TOTAL VALUE DEFERRED - PARCEL | 0 |
| TOTAL TAXABLE VALUE - PARCEL \$ | 65,000 |

| PRIOR APPRAISAL | | PERMIT | | |
|-------------------|--------|---------------|------|-----|
| BUILDING VALUE | 0 | CODE | DATE | NO. |
| OBXF VALUE | 0 | | | |
| LAND VALUE | 65,000 | | | |
| PRESENT USE VALUE | 0 | | | |
| DEFERRED VALUE | 0 | ROUT: WTRSHD: | | |
| TOTAL VALUE | 65,000 | | | |

| SALES DATA | | | | | | | |
|-------------|------|----|------|------|----------|-----|-------------|
| OFF. RECORD | DATE | | DEED | | INDICATE | | |
| BOOK | PAGE | MO | YR | TYPE | O/U | V/I | SALES PRICE |
| 0509 | 0793 | 6 | 2022 | WD | Q | V | 122,500 |
| 0499 | 0279 | 10 | 2021 | WD | Q | V | 50,000 |
| 0293 | 0369 | 7 | 2004 | | X | V | 60,000 |
| 0237 | 0594 | 8 | 2000 | | X | V | 35,000 |

| HEATED AREA | | | | | | | |
|-------------|--|--|--|--|--|--|--|
| NOTES | | | | | | | |
| | | | | | | | |

| SUBAREA | | | | CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE | |
|----------------|--|--|--|------|-------------------|-------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|-----|---------|-----|--------|-------------------|--|
| SUBAREA TOTALS | | | | 0 | TOTAL OB/XF VALUE | | | | | | | | | | | | | | | | |

BLDG DIMENSIONS

| 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 | 0.6500 | +00 +00 +00 +00 -35 ROAD | RP | 100,000.00 | 1.000 | LT | 0.650 | 65,000.00 | 65000 | 0 | |

| TOTAL MARKET LAND DATA | | | | | | | | | | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|
| | | | | | | | | | | | | | | | 65000 | | | |

| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | | | |