

**FONDREN DAVID B & FONDREN CHRISTINE A**

FONTANA TRACE  
542733

PLAT: 00003/01615 UNIQ ID 39139  
ID NO:

**Parcel ID: 6632-00-14-7672-**

SPLIT FROM ID 2820

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

COUNTY TAX (100)  
30-NR-ALMOND FONTANA TRACE LT 31

CARD NO. 1 of 1  
2.1000 AC  
TW-30 CI- FR-TN

SRC= Inspection  
AT- LAST ACTION 20231221

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		TOTAL ADJUSTMENT FACTOR		TOTAL QUALITY INDEX		VACANT LAND STYLE:	
0		0		0			

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	35,000
TOTAL MARKET VALUE - CARD	35,000
TOTAL APPRAISED VALUE - CARD	35,000
TOTAL APPRAISED VALUE - PARCEL	35,000
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	35,000

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	OBXF VALUE	CODE	DATE	NO.
0	0			
LAND VALUE	35,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	35,000			

SALES DATA							
OFF. RECORD BOOK	DATE MO	DATE YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE	
0526	0552	12	2023	WD	Q	V	140,000
0296	0060	9	2004	WD	X	V	0
0231	0105	1	2000	WD	X	V	0
0230	0915	12	1999	SWD	X	V	0

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																	

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	0.3500	+00 +00 +00 +00 -65	RP	100,000.00	1.000	LT	0.350	35,000.00	35000		2.10 AC

TOTAL MARKET LAND DATA																	
															35000		

TOTAL PRESENT USE DATA																	

6632-00-14-7672- 5/18/2026 3:37:37 AM.