

**SMELTZER PHILLIP MICHAEL**

FONTANA TRACE  
533655

PLAT: 00000/00000 UNIQ ID 1240  
ID NO:

**Parcel ID: 6632-00-16-6694-**

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027  
Appraised By 03 on 06/30/2011 30500 FONTANA VIEW/TRACE

COUNTY TAX (100)

30-NR-ALMOND FONTANA TRACE LT 52

CARD NO. 1 of 1  
2.5890 AC  
TW-30 CI- FR-TN

SRC= Inspection  
AT- LAST ACTION 20201106

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

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	100,000
TOTAL MARKET VALUE - CARD	100,000
TOTAL APPRAISED VALUE - CARD	100,000
TOTAL APPRAISED VALUE - PARCEL	100,000
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	100,000

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	0	CODE	DATE	NO.
OBXF VALUE	0			
LAND VALUE	100,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0	ROUT: WTRSHD:		
TOTAL VALUE	100,000			

SALES DATA							
OFF. RECORD BOOK	DATE MO	DATE YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE	
0396	0624	10 2011	WD	Q	V	140,000	

HEATED AREA

NOTES  
2010 BOER: NO CHANGE

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

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/WATER VIEW	0109		0	0	1.0000	0	1.0000		RG	100,000.00	1.000	LT	1.000	100,000.00	100000	0	2.589 AC
TOTAL MARKET LAND DATA															100000		

TOTAL PRESENT USE DATA

6632-00-16-6694- 5/18/2026 4:05:34 AM.