

FONTANA TRACE ASSOCIATES LLC

FONTANA TRACE
513552

PLAT: 00000/00000 UNIQ ID 1241
ID NO:

Parcel ID: 6632-00-16-7392-

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-ALMOND FONTANA TRACE LT 59

CARD NO. 1 of 1
2.4140 AC
TW-30 CI- FR-TN

SRC= Inspection
AT- LAST ACTION 20210415

| CONSTRUCTION DETAIL | | | | MARKET VALUE | | | | | | DEPRECIATION | | | CORRELATION OF VALUE | | | | | | | | |
|-----------------------------|-------------|-----|-----------|--------------|-----------|-----|-----|-----|--|--------------|--|---------------------------------|----------------------|---------------|--------|------|----------|-----|-------------|--|--|
| TOTAL POINT VALUE | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | | NORM | | | | | | | | | | | |
| 0 | 97V | 00 | | | | | | | | | | | | | | | | | | | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | |
| TOTAL ADJUSTMENT FACTOR | VACANT LAND | | | | | | | | | | | | | | | | | | | | |
| TOTAL QUALITY INDEX | STYLE: | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | CREDENCE TO MARKET | | | | | | | | | |
| | | | | | | | | | | | | DEPR. BUILDING VALUE - CARD | | | | | | | | | |
| | | | | | | | | | | | | DEPR. OB/XF VALUE - CARD | | | | | | | | | |
| | | | | | | | | | | | | MARKET LAND VALUE - CARD | | | | | | | | | |
| | | | | | | | | | | | | TOTAL MARKET VALUE - CARD | | | | | | | | | |
| | | | | | | | | | | | | TOTAL APPRAISED VALUE - CARD | | | | | | | | | |
| | | | | | | | | | | | | TOTAL APPRAISED VALUE - PARCEL | | | | | | | | | |
| | | | | | | | | | | | | TOTAL PRESENT USE VALUE - LAND | | | | | | | | | |
| | | | | | | | | | | | | TOTAL VALUE DEFERRED - PARCEL | | | | | | | | | |
| | | | | | | | | | | | | TOTAL TAXABLE VALUE - PARCEL \$ | | | | | | | | | |
| | | | | | | | | | | | | PRIOR APPRAISAL | | | PERMIT | | | | | | |
| | | | | | | | | | | | | BUILDING VALUE | 0 | CODE | DATE | NO. | | | | | |
| | | | | | | | | | | | | OBXF VALUE | 0 | | | | | | | | |
| | | | | | | | | | | | | LAND VALUE | 54,000 | | | | | | | | |
| | | | | | | | | | | | | PRESENT USE VALUE | 0 | | | | | | | | |
| | | | | | | | | | | | | DEFERRED VALUE | 0 | ROUT: WTRSHD: | | | | | | | |
| | | | | | | | | | | | | TOTAL VALUE | 54,000 | | | | | | | | |
| | | | | | | | | | | | | SALES DATA | | | | | | | | | |
| | | | | | | | | | | | | OFF. RECORD | DATE | DEED | | | INDICATE | | | | |
| | | | | | | | | | | | | BOOK | PAGE | MO | YR | TYPE | Q/U | V/I | SALES PRICE | | |
| | | | | | | | | | | | | HEATED AREA | | | | | | | | | |
| | | | | | | | | | | | | NOTES | | | | | | | | | |
| | | | | | | | | | | | | GEN: GENERAL MEMO GEN: 20 | | | | | | | | | |
| | | | | | | | | | | | | 10 BOARD OF E & R GEN: NO | | | | | | | | | |
| | | | | | | | | | | | | CHANGE TO 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 | | | | | | | | | | | | | | | | | | | | | |
| 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 | 0100 | | 0 | 0 | 1.0000 | 0 | 1.5000 | +00 | +00 | +50 | +00 | +00 | RP | 36,000.00 | 1.000 | LT | 1.500 | 54,000.00 | 54000 | 0 | 2.414 AC |
| TOTAL MARKET LAND DATA | | | | | | | | | | | | | | | | | | 54000 | | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | | | | | |
| 6632-00-16-7392- | | | | | | | | | | | | | | | | | | | | | |

5/18/2026 12:30:52 AM.