MOUNTAIN REALTY GROUP LLC — **Parcel ID: 6632-00-22-0487-**

95 WEST ROUND TOP RD — PLAT: 00003/01652 UNIQ ID 1251 — SPLIT FROM ID

544291 — NN: 26 - CHANGE OF OWNERSHIP — ID NO:

COUNTY TAX (100), RESIDENTIAL FEE (1) — CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 — 30-NR-1789-FONTANA VIEW PROPERTIES LT 53 — 1.7600 AC — SRC= Permit

Appraised By 05 on 09/11/2025 30500 FONTANA VIEW/TRACE — TW-30 CI- FR-TN — **EX-** AT- LAST ACTION 20260313

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	07
Cement Fiber Siding	22.00
Roofing Structure	14
VAULT/TREY	12.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	5
Drywall/Sheetrock	26.00
Interior Wall Construction	7
Wood/T&G	0.00
Interior Floor Cover	20
Engineer Floor	7.00
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	118.000

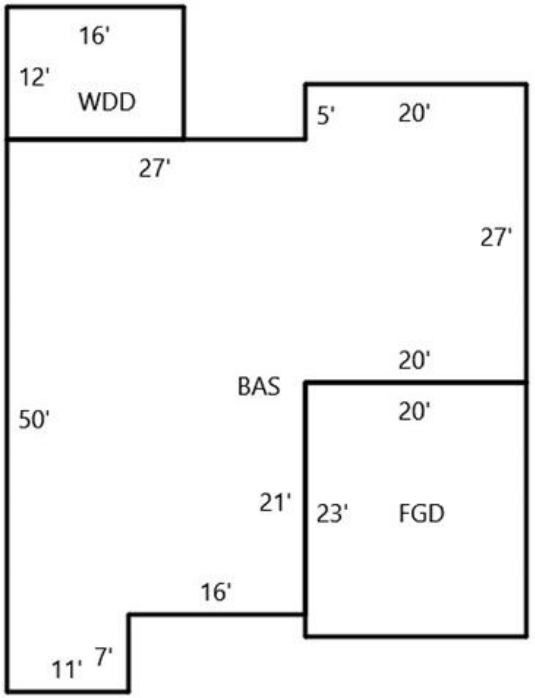
BUILDING ADJUSTMENTS			
Quality	5	GOOD/CUSTOM	1.25
Shape/Design	5	Irregular	1.15
Size	Size	Size	0.97
TOTAL ADJUSTMENT FACTOR			1.390
TOTAL QUALITY INDEX			164

MARKET VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01R	01	2,023	164	149.24	307538	2025	2024

DEPRECIATION	
NORM	0.01000
% GOOD	99.0

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL — Single Family Residential

STYLE: 1 - 1.0 STORY



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	304,460
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	55,000
TOTAL MARKET VALUE - CARD	359,460
TOTAL APPRAISED VALUE - CARD	359,460
TOTAL APPRAISED VALUE - PARCEL	359,460
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	359,460

PRIOR APPRAISAL	
BUILDING VALUE	0
OBXF VALUE	0
LAND VALUE	55,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	55,000

PERMIT			
CODE	DATE	NO.	

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0528	0594	2	2024	WD	Q	V	25,000
0551	0467	3	2026	QC	C	I	0
0308	0036	6	2005		X	V	0
0304	0675	4	2005		X	V	30,000

HEATED AREA 1,778

NOTES

GEN:BEOR NO CHANGE,2018
HOME C/O 3-17-25

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	1,778	100	265349
FGD	460	045	30893
WDD	192	020	5671
FIREPLACE	8 - PREFAB W/STONE		5,625
SUBAREA TOTALS	2,430		307,538

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

BLDG DIMENSIONS BAS=E27N5E20S27W20S21W16S7W11N50Area:1778;FGD=E20S23W20N23Area:460;WDD=N12E16S12W16Area:192;TotalArea:2430

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	0.5500	+00 +00 +00 -45 +00 HOLE	RP	100,000.00	1.000	LT	0.550	55,000.00	55000	0	1.76 AC
TOTAL MARKET LAND DATA															55000		
TOTAL PRESENT USE DATA																	