

NEOTERRA PROPERTIES LLC

FREEMAN OVERLOOK DR
542749

PLAT: 00003/01208 UNIQ ID 1330
ID NO:

Parcel ID: 6632-00-42-7579-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 09/23/2020 30500 FONTANA VIEW/TRACE

COUNTY TAX (100)
30-NR-1789-WATIA CRK TRUETT PR

CARD NO. 1 of 1
2.6200 AC
TW-30 CI- FR-TN

SRC= Inspection
AT- LAST ACTION 20240116

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CRECENCE TO	MARKET			
0	97V	00														
BUILDING ADJUSTMENTS																
TOTAL ADJUSTMENT FACTOR	VACANT LAND															
TOTAL QUALITY INDEX	STYLE:															
												DEPR. BUILDING VALUE - CARD		0		
												DEPR. OB/XF VALUE - CARD				
												MARKET LAND VALUE - CARD		50,000		
												TOTAL MARKET VALUE - CARD		50,000		
												TOTAL APPRAISED VALUE - CARD		50,000		
												TOTAL APPRAISED VALUE - PARCEL		50,000		
												TOTAL PRESENT USE VALUE - LAND		0		
												TOTAL VALUE DEFERRED - PARCEL		0		
												TOTAL TAXABLE VALUE - PARCEL \$		50,000		
PRIOR APPRAISAL						PERMIT										
BUILDING VALUE	0	CODE	DATE	NO.												
OBXF VALUE	0															
LAND VALUE	50,000															
PRESENT USE VALUE	0															
DEFERRED VALUE	0									ROUT: WTRSHD:						
TOTAL VALUE	50,000															
SALES DATA																
OFF. RECORD	DATE	DEED	INDICATE													
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE									
0526	0819	12	2023	WD	Q	V	11,000									
0240	0266	12	2000		X	V	33,500									
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

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	0.5000	+00 +00 +00 -50 +00 UNBUILDABLE	RP	100,000.00	1.000	LT	0.500	50,000.00	50000	0	2.62 AC
TOTAL MARKET LAND DATA															50000		
TOTAL PRESENT USE DATA																	