

HUNGRECKER ELIOT MICHAEL & JOHNSON KATELYN SHEILA

60 HIDDEN VIEW LN
543686

PLAT: 00000/00000 UNIQ ID 1382
ID NO:

Parcel ID: 6632-00-54-8610-

SPLIT FROM ID

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

COUNTY TAX (100), RESIDENTIAL FEE (1)
30-NR-4498-C-ALMOND HWY 28N

CARD NO. 1 of 1
1.0300 AC
TW-30 CI- FR-TN

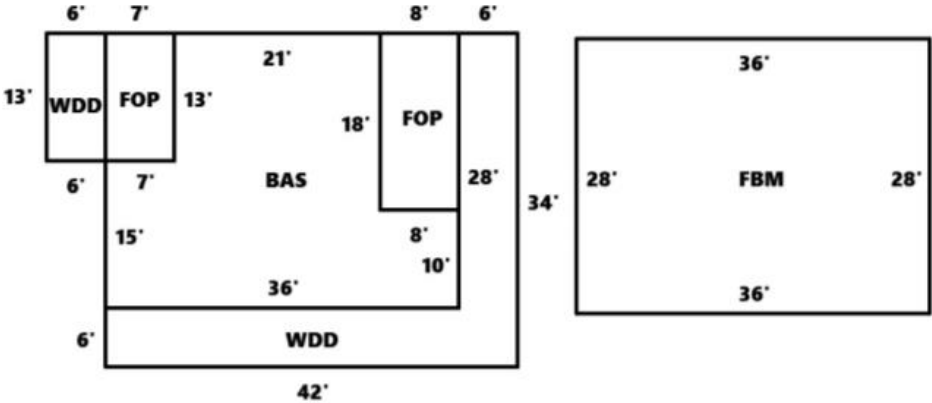
SRC= Inspection
AT- LAST ACTION 20250626

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	09
Wood on Sheathing	21.00
Exterior Walls	17
Cedar,Redwood or D-Log Siding	0.00
Roofing Structure	03
Gable	7.00
Roofing Cover	10
310 Shingle	10.00
Interior Wall Construction	5
Drywall/Sheetrock	23.00
Interior Floor Cover	12
Hardwood	10.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0
Bedrooms	
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	107.000
BUILDING ADJUSTMENTS	
Quality	4
Shape/Design	4
Size	Size
TOTAL ADJUSTMENT FACTOR	1.110
TOTAL QUALITY INDEX	119

MARKET VALUE										DEPRECIATION	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.14000
01	01	1,869	119	108.29	218894	2007	2007	% GOOD			86.0

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 3 - 2.0 STORIES

Single Family Residential



CORRELATION OF VALUE	
CREDENCE TO	MARKET

DEPR. BUILDING VALUE - CARD	188,250
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	100,000
TOTAL MARKET VALUE - CARD	288,250

TOTAL APPRAISED VALUE - CARD	288,250
TOTAL APPRAISED VALUE - PARCEL	288,250

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	288,250

PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	188,250	CODE	DATE NO.
OBXF VALUE	0		
LAND VALUE	100,000		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	288,250		

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0542	0047	5	2025	WD	Q	I	540,000
0519	0405	5	2023	WD	Q	I	468,000
0001	1337	8	1997		X	V	0

HEATED AREA 2,244

NOTES

TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	773	100	83708	TOTAL OB/XF VALUE																
FBM	1,008	045	49164																	
FOP	235	035	8880																	
FUS*	463	090	45157																	
WDD*	714	020	15485																	

FIREPLACE	7 - 2 or more Mass/Stone	16,500
SUBAREA TOTALS	3,193	218,894

BLDG DIMENSIONS: FOP=N18E8S18W8Area:144;WDD=W6N13E6S13Area:78;WDD=S6E42N34W6S28W36Area:420;FOP=W7N13E7S13Area:91;BAS=E21S18E8S10W36N15E7N13Area:773;WDD=Area:216;FUS=Area:463;FBM=E36N28W36S28Area:1008;TotalArea:3193

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	1.0000	+00 +00 +00 +00 +00 1.03 AC	RP	100,000.00	1.000	LT	1.000	100,000.00	100000	0	1.000AC

TOTAL MARKET LAND DATA															100000		
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TOTAL PRESENT USE DATA																	
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