

GANJOO AMIT & GANJOO ROHINI

8207 HWY 28 NORTH
542017

PLAT: 00000/00000 UNIQ ID 1527
ID NO:

Parcel ID: 6633-00-20-9328-

SPLIT FROM ID

COUNTY TAX (100), RESIDENTIAL FEE (1), OVRNGT
RENT FEE (1)
Reval Year: 2021 Tax Year: 2027 30-NR-6186-ALMOND HWY 28N
Appraised By 07 on 10/14/2020 30700 ALMOND HWY 28

CARD NO. 1 of 2
0.5230 AC
TW-30 CI- FR-TN

SRC= Inspection
AT- LAST ACTION 20250128

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE				
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		0.26000	CREDENCE TO	MARKET	
Continuous/Footing	5.00	01R	01	2,110	108	98.28	213870	1995	1920	% GOOD	74.0		158,260	
Sub Floor System	5	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL						Single Family Residential						
Wood	10.00	STYLE: 1 - 1.0 STORY												
Exterior Walls	06													
Board & Batten/Plywood/T-111	16.00													
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	03													
Gas	2.00													
Heating Type	04													
Forced Air - Ducted	4.00													
Air Conditioning Type	03													
Central	5.00													
Bedrooms/Bathrooms/Half-Bathrooms	3/1/0													
Bedrooms	8.000													
BAS - 3 FUS - 0 LL - 0														
Bathrooms														
BAS - 1 FUS - 0 LL - 0														
Half-Bathrooms														
BAS - 0 FUS - 0 LL - 0														
Office														
BAS - 0 FUS - 0 LL - 0	0													
TOTAL POINT VALUE		100.000												
BUILDING ADJUSTMENTS														
Quality	3	AVERAGE		1.00										
Shape/Design	4	Moderate Irregular		1.10										
Size	Size	Size		0.98										
TOTAL ADJUSTMENT FACTOR		1.080												
TOTAL QUALITY INDEX		108												

4' FOP

10'

16' BAS

16'

35' BAS

20'

6' FOP

24'

41' BAS

41' FOP

16'

8'

12' 4' 13'

5' WDD 17'

12' 8' 13'

41' OEU

41' UOP

16' 8'

TOTAL APPRAISED VALUE - CARD		237,870					
TOTAL APPRAISED VALUE - PARCEL		315,480					
TOTAL PRESENT USE VALUE - LAND		0					
TOTAL VALUE DEFERRED - PARCEL		0					
TOTAL TAXABLE VALUE - PARCEL \$		315,480					
PRIOR APPRAISAL		PERMIT					
BUILDING VALUE	158,260	CODE	DATE	NO.			
OBXF VALUE	3,770						
LAND VALUE	75,840						
PRESENT USE VALUE	0						
DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL VALUE	237,870						
SALES DATA							
OFF. RECORD	DATE		DEED	INDICATE			
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0515	0697	12	2022	WD	A	I	550,000
0476	0021	3	2020	WD	A	I	240,000
HEATED AREA 1,612							
NOTES							
STR CARD 1 ONLY							
MEMO: MEMO: EXCELLENT VIEW OF LAKE MEMO: & MOUNTAINS							
YEAR ROUND MEMO: ABOUT 250 DEGREES GEN: GENERAL							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,612	100	158427	02	C	DETGAR	1.000	28	20	560	31.25	100.00	-	0.00	1990	1990	S3		20	3500
FOP	512	035	17592	24	C	SHED	1.000	17	8	136	10.00	100.00	-	0.00	1990	1990	S5		20	272
OEU	656	030	19361																	
UOP	328	020	6486																	
WDD	281	020	5504																	
TOTAL OB/XF VALUE																				3772

FIREPLACE 5 - 2 or more		6,500
SUBAREA TOTALS	3,389	213,870

BLDG DIMENSIONS: BAS=N16E16S16W16Area:256;BAS=W16N41E16S41Area:656;BAS=W20N35E20S35Area:700;FOP=N6W24S6E24Area:144;WDD=N8W12N5E12N4E13S17W13Area:281;FOP=S41W8N41E8Area:328;FOP=N4E10S4W10Area:40;OEU=W16N41E16S41Area:656;UOP=S41W8N41E8Area:328;TotalArea:3389

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	3.0500	4	1.9000	+00 -25 +15 +00 +100 VIEW/USFS	PD	25,000.00	0.523	AC	5.800	145,000.00	75835	0	
TOTAL MARKET LAND DATA											0.523				75835		
TOTAL PRESENT USE DATA																	

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