

**RIGGS UNITED LLC**

FONTANA CIRCLE  
539554

PLAT: 00003/01844 UNIQ ID 2046  
ID NO:

**Parcel ID: 6642-01-36-4565-**

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027  
Appraised By 07 on 12/02/2020 30300 FONTANA LAKE ESTATE

COUNTY TAX (100)

30- FONTANA LAKE ESTATES LT 108 SEC 2

CARD NO. 1 of 1  
0.7900 AC  
TW-30 CI- FR-TN

SRC=  
AT- LAST ACTION 20201202

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM			CREDENCE TO MARKET				
0	97V	00							% GOOD							

BUILDING ADJUSTMENTS	
TOTAL ADJUSTMENT FACTOR	0
TOTAL QUALITY INDEX	0

VACANT LAND  
STYLE:

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	48,000
TOTAL MARKET VALUE - CARD	48,000
TOTAL APPRAISED VALUE - CARD	48,000
TOTAL APPRAISED VALUE - PARCEL	48,000
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	48,000

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	0	CODE	DATE	NO.
OBXF VALUE	0			
LAND VALUE	48,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0	ROUT: WTRSHD:		
TOTAL VALUE	48,000			

SALES DATA							
OFF. RECORD BOOK	DATE MO	DATE YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE	
0321	0318	1	2006	WD	Q	V	105,000
0473	0807	12	2019	WD	X	V	22,000
0456	0954	3	2018	TD	P	V	14,540
0318	0967	2	2005		X	V	0

HEATED AREA

**NOTES**  
 GEN: GENERAL MEMO GEN: FO  
 NTANA LAKE ESTATE GEN: LO  
 T 108 TRACK 2 GEN: IN DEE  
 D318-967 GEN: GENERAL MEM

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/WATER VIEW	0109		0	0	1.0000	0	0.5000	+00 +00 +00 -50 +00	RP	96,000.00	1.000	LT	0.500	48,000.00	48000	0	

TOTAL MARKET LAND DATA															48000		
TOTAL PRESENT USE DATA																	

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