

ENTERLINE JOHN NELSON

414 TRAIL'S END
542064

PLAT: 00003/01889 UNIQ ID 2076
ID NO:

Parcel ID: 6642-01-47-4478-

SPLIT FROM ID

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

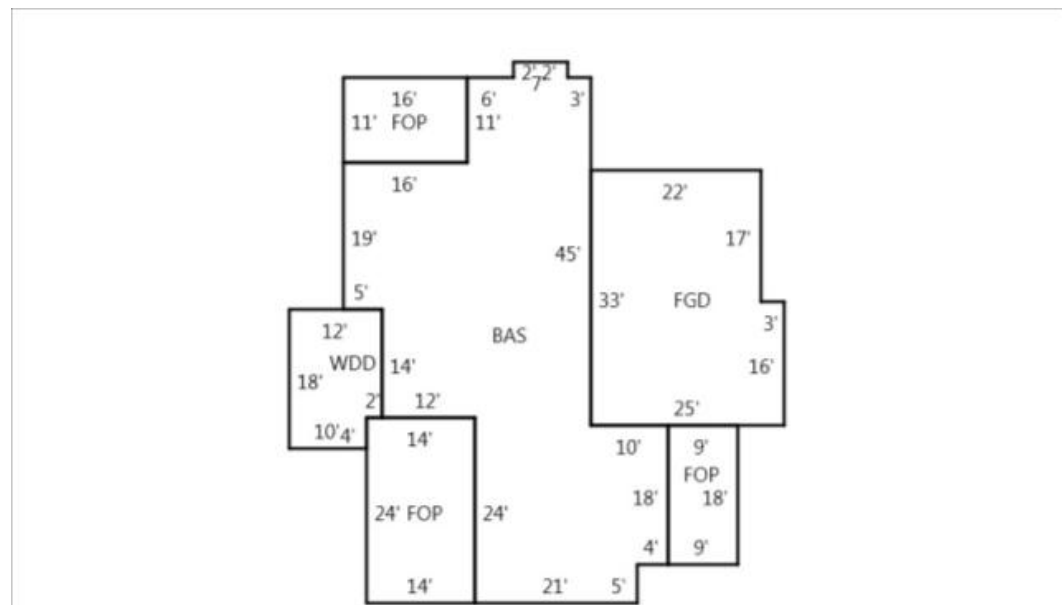
COUNTY TAX (100), OVRNGT RENT FEE (1)
30 FONTANA LAKE ESTATES LT 3 TRACT 1 SEC 1

CARD NO. 1 of 1
3.2850 AC
TW-30 CI- FR-TN

SRC=
AT- LAST ACTION 20250602

CONSTRUCTION DETAIL										MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.11000	CREDESCENCE TO	MARKET		

Foundation	3												
Continuous/Footing	5.00	01	01	4,354	194	176.54	788004	2003	2003	% GOOD	89.0		
Sub Floor System	4												
Plywood	8.00												
Exterior Walls	16												
Wood Shingle/Bark/Log	30.00												
Roofing Structure	06												
Irregular/Cathedral	14.00												
Roofing Cover	10												
310 Shingle	10.00												
Interior Wall Construction	5												
Drywall/Sheetrock	27.00												
Interior Wall Construction	6												
Custom/Log Interior	0.00												
Interior Floor Cover	14												
Carpet	9.00												
Interior Floor Cover	12												
Hardwood	0.00												
Heating Fuel	04												
Electric	2.00												
Heating Type	10												
Heat Pump	4.00												
Air Conditioning Type	03												
Central	5.00												
Bedrooms/Bathrooms/Half-Bathrooms	3/3/1												
Bedrooms	15.000												
BAS - 3 FUS - 0 LL - 0													
Bathrooms													
BAS - 3 FUS - 0 LL - 0													
Half-Bathrooms													
BAS - 1 FUS - 0 LL - 0													
Office													
BAS - 0 FUS - 0 LL - 0	0												
TOTAL POINT VALUE	129.000												



DEPR. BUILDING VALUE - CARD	701,320
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	96,000
TOTAL MARKET VALUE - CARD	797,320
TOTAL APPRAISED VALUE - CARD	797,320
TOTAL APPRAISED VALUE - PARCEL	797,320
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	797,320

PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	527,530	CODE	DATE NO.
OBXF VALUE	0		
LAND VALUE	150,000		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	677,530		

SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0516	0468	1	2023	WD	Q	I	1,122,500
0320	1002	12	2005		X	V	785,000

HEATED AREA 4,587

NOTES	
STR/AIRBNB	

BUILDING ADJUSTMENTS			
Quality	6	VERY GOOD	1.50
Shape/Design	5	Irregular	1.15
Size	Size	Size	0.87
TOTAL ADJUSTMENT FACTOR	1.500		
TOTAL QUALITY INDEX	194		

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,746	100	308239																		
FGD	774	045	61436																		
FOP	674	035	41663																		
FUS	1,095	090	174068																		
OEB	1,746	055	169478																		
PTO	720	005	6355																		
WDD	208	020	7415																		
FIREPLACE	6 - 1		19,350																		
	Massive/Stone																				
SUBAREA TOTALS	6,963		788,004																		

BLDG DIMENSIONS BAS=N24W12N14W5N19E16N11E6N2E7S2E3S45E10S18W4S5W21Area:1746;FOP=W9N18E9S18Area:162;FOP=W16N11E16S11Area:176;FOP=E14S24W14N24Area:336;FGD=W25N33E22S17E3S16Area:774;WDD=W12S18E10N4E2N14Area:208;OEB=Area:1746;FUS=Area:1095;PTO=Area:720;TotalArea:6963

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	1.0000		RG	96,000.00	1.000	LT	1.000	96,000.00	96000	0	

TOTAL MARKET LAND DATA															96000		
TOTAL PRESENT USE DATA																	

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