WAITE DAVID E & ROSEMARY **Parcel ID: 6650-00-78-1105-**

3324 HWY 28 SOUTH PLAT: / UNIQ ID 2475 SPLIT FROM ID

507785 ID NO:

COUNTY TAX (100), RESIDENTIAL FEE (1) CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 30-NR-2057-C-BRUSH CRK 5.8200 AC SRC=

Appraised By 05 on 12/02/2020 32600 HWY 28S TW-30 CI- FR-TN **EX-** AT- LAST ACTION 20201202

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	21
Face Brick	34.00
Roofing Structure	03
Gable	7.00
Roofing Cover	03
Asphalt/Composition Shingle	8.00
Interior Wall Construction	4
Plywood Panel	16.00
Interior Floor Cover	14
Carpet	9.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	02
Wall Unit	2.00
Bedrooms/Bathrooms/Half-Bathrooms	
8/5/1	19.000
Bedrooms	
BAS - 8 FUS - 0 LL - 0	
Bathrooms	
BAS - 5 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	114.000

BUILDING ADJUSTMENTS			
Quality	3	AVERAGE	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	0.87
TOTAL ADJUSTMENT FACTOR			0.870
TOTAL QUALITY INDEX			99

MARKET VALUE

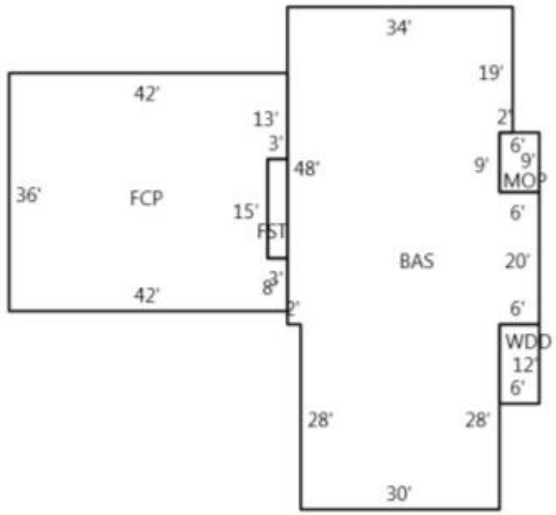
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01R	01	5,669	99	90.09	514619	1995	1950

DEPRECIATION

NORM	0.26000
% GOOD	74.0

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL Single Family Residential

STYLE: 2 - 1.5 Stories



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	380,820
DEPR. OB/XF VALUE - CARD	770
MARKET LAND VALUE - CARD	82,010
TOTAL MARKET VALUE - CARD	463,600
TOTAL APPRAISED VALUE - CARD	463,600
TOTAL APPRAISED VALUE - PARCEL	463,600
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	463,600

PRIOR APPRAISAL	
BUILDING VALUE	380,820
OBXF VALUE	770
LAND VALUE	82,010
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	463,600

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0289	0969	4	2004		X	V	360,000

HEATED AREA 4,046

NOTES

GEN: GENERAL MEMO GEN: TH
IS DWELLING IS IN GOOD CO
NDITION GEN: 4 AC H/S NIC
E GEN: POSSIBLE B&B GE GE

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	2,534	100	228288
FCP	1,467	025	33063
FST	178	050	8018
FUS	1,512	090	122612
MOP	54	040	1982
UUS	2,564	050	115495
WDD	72	020	1261
FIREPLACE	3 - 1 Sty Single/Flue		3,900
SUBAREA TOTALS	8,381		514,619

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
13	D	GREENHOUSE	1.000	40	12	480	8.00	100.00	_	0.00	1966	1966	S5		20	768
TOTAL OB/XF VALUE																768

BLDG DIMENSIONS BAS=E34S19W2S9E6S20W6S28W30N28W2N48Area:2534;WDD=S12W6N12E6Area:72;FCP=W42S36E42N8W3N15E3N13Area:1467;MOP=N9W6S9E6Area:54;UUS=Area:2564;FST=N15E3S15W3Area:45;FUS=Area:1512;FST=Area:133;TotalArea:8381

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	0100		0	0	1.4050	4	1.0000	+00 +00 +00 +00 +00	RP	12,000.00	4.000	AC	1.410	16,920.00	67680	0	
WOODED ACREAGE	0160		0	0	1.2710	4	1.0000	+00 +00 +00 +00 +00	RP	6,200.00	1.820	AC	1.270	7,874.00	14331	0	
TOTAL MARKET LAND DATA											5.82				82011		
TOTAL PRESENT USE DATA																	