

RICE DAVID W

3175 HWY 28 SOUTH
538774

PLAT: 00000/00000 UNIQ ID 2479
ID NO:

Parcel ID: 6650-00-78-9475-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 12/01/2020 32600 HWY 28S

COUNTY TAX (100), ELD/EVET FEE (1)
30-NR-6657-HWY 28 SOUTH

EVET

CARD NO. 1 of 1
1.9100 AC
TW-30 CI- FR-TN

SRC=
AT- LAST ACTION 20201201

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE					
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.36000	CREDENCE TO	MARKET			
Continuous/Footing	5.00	01R	01	1,222	125	113.75	142903	1985	1985	% GOOD		64.0					
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL										Single Family Residential					
Plywood	8.00	STYLE: 1 - 1.0 STORY															
Exterior Walls	16																
Wood Shingle/Bark/Log	30.00																
Roofing Structure	03																
Gable	7.00																
Roofing Cover	03																
Asphalt/Composition Shingle	8.00																
Interior Wall Construction	7																
Wood/T&G	30.00																
Interior Floor Cover	12																
Hardwood	10.00																
Heating Fuel	03																
Gas	2.00																
Heating Type	04																
Forced Air - Ducted	4.00																
Air Conditioning Type	01																
None	0.00																
Bedrooms/Bathrooms/Half-Bathrooms	3/1/0																
Bedrooms																	
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	112.000																
BUILDING ADJUSTMENTS																	
Quality	3	AVERAGE	1.00														
Shape/Design	3	Slight Irregular	1.05														
Size	Size	Size	1.07														
TOTAL ADJUSTMENT FACTOR				1.120													
TOTAL QUALITY INDEX				125													

CORRELATION OF VALUE						
CREDENCE TO					MARKET	
DEPR. BUILDING VALUE - CARD					91,460	
DEPR. OB/XF VALUE - CARD					580	
MARKET LAND VALUE - CARD					69,520	
TOTAL MARKET VALUE - CARD					161,560	
TOTAL APPRAISED VALUE - CARD					161,560	
TOTAL APPRAISED VALUE - PARCEL					161,560	
TOTAL PRESENT USE VALUE - LAND					0	
TOTAL VALUE DEFERRED - PARCEL					0	
TOTAL TAXABLE VALUE - PARCEL \$					161,560	
PRIOR APPRAISAL				PERMIT		
BUILDING VALUE	91,460	CODE	DATE	NO.		
OBXF VALUE	580					
LAND VALUE	69,520					
PRESENT USE VALUE	0					
DEFERRED VALUE	0	ROUT: WTRSHD:				
TOTAL VALUE	161,560					
SALES DATA						
OFF. RECORD		DATE		DEED		INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I SALES PRICE
0460	0921	8	2018	WD	Q	I 158,000
0243	0153	3	2001		Q	V 80,000
0361	1062	5	2008		X	V 160,000
HEATED AREA 1,092						
NOTES						

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE															
TYPE	GS AREA	PCT	RPL CS																																
BAS	1,092	100	124215	24	D	SHED	1.000	24	8	192	8.50	100.00	_	0.00	1985	1985	S5		20	326															
FOP	96	035	3868	97	D	SHELTER	1.000	20	10	200	6.40	100.00	_	0.00	1985	1985	S5		20	256															
WDD	480	020	10920																																
FIREPLACE 3 - 1 Sty Single/Flue 3,900				TOTAL OB/XF VALUE																582															

SUBAREA TOTALS	1,668	142,903																		
BLDG DIMENSIONS	BAS=N42E26S42W26Area:1092;WDD=E4N12W4S12Area:48;WDD=S12W36N12E36Area:432;FOP=N16E6S16W6Area:96;TotalArea:1668																			

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	1.8180	4	1.0000	+00 +00 +00 +00 +00	RP	20,000.00	1.910	AC	1.820	36,400.00	69524	0		
TOTAL MARKET LAND DATA											1.91				69524			
TOTAL PRESENT USE DATA																		