

**JAMES MOUNTAIN REAL ESTATE LLC**

HWY 19 WEST  
541485

Reval Year: 2021 Tax Year: 2027  
Appraised By: 07 on 01/12/2021 30400 LOWER ALARKA

COUNTY TAX (100)  
30-NR-3849-LAUADA

PLAT: 00004/03421 UNIQ ID 2848  
ID NO:

CARD NO. 1 of 1  
21.6000 AC  
TW-30 CI- FR-TN

**Parcel ID: 6652-04-52-8951-**

SPLIT FROM ID

SRC= Inspection  
AT- LAST ACTION 20220510

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		EX-	AT-	MARKET		
0	97V	00												213,810		
<b>BUILDING ADJUSTMENTS</b>																
TOTAL ADJUSTMENT FACTOR	VACANT LAND															
TOTAL QUALITY INDEX	STYLE:															
<b>DEPR. BUILDING VALUE - CARD</b>																
0																
<b>DEPR. OB/XF VALUE - CARD</b>																
213,810																
<b>MARKET LAND VALUE - CARD</b>																
213,810																
<b>TOTAL MARKET VALUE - CARD</b>																
213,810																
<b>TOTAL APPRAISED VALUE - CARD</b>																
213,810																
<b>TOTAL APPRAISED VALUE - PARCEL</b>																
213,810																
<b>TOTAL PRESENT USE VALUE - LAND</b>																
0																
<b>TOTAL VALUE DEFERRED - PARCEL</b>																
0																
<b>TOTAL TAXABLE VALUE - PARCEL \$</b>																
213,810																
<b>PRIOR APPRAISAL</b>																
<b>PERMIT</b>																
BUILDING VALUE	0	CODE	DATE	NO.												
OBXF VALUE	0															
LAND VALUE	213,810															
PRESENT USE VALUE	0															
DEFERRED VALUE	0	ROUT: WTRSHD:														
TOTAL VALUE	213,810															
<b>SALES DATA</b>																
<b>OFF. RECORD</b>	<b>DATE</b>	<b>DEED</b>	<b>INDICATE</b>													
<b>BOOK</b>	<b>PAGE</b>	<b>MO</b>	<b>YR</b>	<b>TYPE</b>	<b>O/U</b>	<b>V/I</b>	<b>SALES PRICE</b>									
0507	0665	4	2022	WD	Q	V	500,000									
00466	0233	3	2019	WD	Q	V	75,000									
0106	0174	8	1974	WD	X	V	0									
HEATED AREA																
<b>NOTES</b>																
LAND DEVELOPMENT 2022/ 7 LTS/ROADS																

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**

<b>LAND INFORMATION</b>																	
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
WOODED ACREAGE	0160		0	0	1.0000	4	1.1000	+00 +10 +00 +00 +00 450'	HW	6,200.00	14.600	AC	1.100	6,820.00	99572	0	
SINGLE FAMILY RESIDENTIAL	0100		0	0	1.2320	4	1.1000	+00 +10 +00 +00 +00	HW	12,000.00	7.000	AC	1.360	16,320.00	114240		

**TOTAL MARKET LAND DATA**

										21.6					213812		
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**TOTAL PRESENT USE DATA**

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