

WINCHESTER CHARLES E II

BLACK FOREST DR
536117

PLAT: 00000/00000 UNIQ ID 3142
ID NO:

Parcel ID: 6653-02-96-7101-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 09 on 09/06/2023 24400 FONTANA RIDGE PROP/BLACK FORST/TUSKASAGEE HIGHLND

COUNTY TAX (100)
20-OR BLACK FOREST LTS 13,15,16

CARD NO. 1 of 1
26.3490 AC
TW-20 CI- FR-TN

SRC= Owner
AT- LAST ACTION 20230920

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE			
TOTAL POINT VALUE	0	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDESCENCE TO	MARKET	
		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	180,000
TOTAL MARKET VALUE - CARD	180,000
TOTAL APPRAISED VALUE - CARD	180,000
TOTAL APPRAISED VALUE - PARCEL	180,000
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	180,000

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	0	CODE	DATE	NO.
OBXF VALUE	0			
LAND VALUE	195,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	195,000			

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0494	0175	6	2021	WD	Q	V	225,000
0489	0605	3	2021	COMD	C	V	0
0287	0264	2	2004		X	V	0
0224	0004	4	1999		X	V	19,000

HEATED AREA	
NOTES	

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	3.0000	+00 +00 +00 +00 +00 size-topo	RG	60,000.00	1.000	LT	3.000	180,000.00	180000		

TOTAL MARKET LAND DATA																		
															180000			

TOTAL PRESENT USE DATA																	

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5/18/2026 5:43:52 AM.