

FRODSHAM ERIC CHARLES

139 FOREST HILLS RD
542519

PLAT: 00002/0945A UNIQ ID 3168
ID NO:

Parcel ID: 6653-03-11-9199-

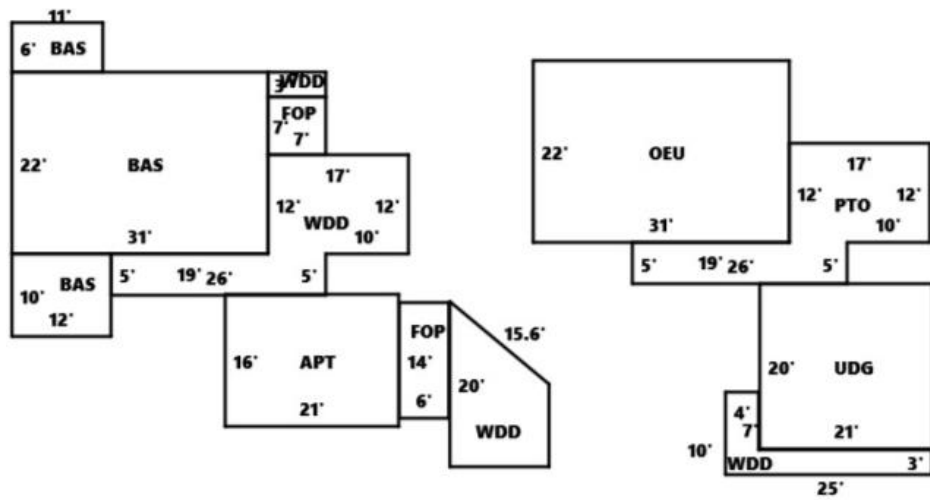
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 12/07/2020 32200 OVERLOOK RIDGE/FONTANA LAKE PROPERTIES

CARD NO. 1 of 1
5.0000 AC
TW-20 CI- FR-TN

SRC= AT- LAST ACTION 20230907

CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE				
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		0.20000		CREDENCE TO MARKET				
Foundation	3									80.0						
Continuous/Footing	5.00	01	01	1,713	109	99.19	172312	2001	2001	% GOOD						
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL										DEPR. BUILDING VALUE - CARD 137,850				
Plywood	8.00	STYLE: 5 - RANCH W/BASEMENT										DEPR. OB/XF VALUE - CARD 9,680				
Exterior Walls	09											MARKET LAND VALUE - CARD 36,000				
Wood on Sheathing	18.00											TOTAL MARKET VALUE - CARD 183,530				
Roofing Structure	03											TOTAL APPRAISED VALUE - CARD 183,530				
Gable	7.00											TOTAL APPRAISED VALUE - PARCEL 183,530				
Roofing Cover	03											TOTAL PRESENT USE VALUE - LAND 0				
Asphalt/Composition Shingle	8.00											TOTAL VALUE DEFERRED - PARCEL 0				
Interior Wall Construction	5											TOTAL TAXABLE VALUE - PARCEL \$ 183,530				
Drywall/Sheetrock	23.00											PRIOR APPRAISAL				
Interior Floor Cover	07											PERMIT				
Vinyl Tile/Rubber/Cork	9.00											BUILDING VALUE 137,850				
Interior Floor Cover	14											OBXF VALUE 9,680				
Carpet	0.00											LAND VALUE 36,000				
Heating Fuel	04											PRESENT USE VALUE 0				
Electric	2.00											DEFERRED VALUE 0				
Heating Type	10											TOTAL VALUE 183,530				
Heat Pump	4.00											ROUT: WTRSHD:				
Air Conditioning Type	03											SALES DATA				
Central	5.00											OFF. RECORD				
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0											BOOK				
Bedrooms	11.000											PAGE				
BAS - 1 FUS - 1 LL - 0												MO				
Bathrooms												YR				
BAS - 1 FUS - 1 LL - 0												DEED				
Half-Bathrooms												TYPE				
BAS - 0 FUS - 0 LL - 0												O/U				
Office												V/I				
BAS - 0 FUS - 0 LL - 0	0											INDICATE				
TOTAL POINT VALUE	100.000											SALES PRICE				
BUILDING ADJUSTMENTS																
Quality	3	AVERAGE		1.00												
Shape/Design	3	Slight Irregular		1.05												
Size	Size	Size		1.04												
TOTAL ADJUSTMENT FACTOR	1.090															
TOTAL QUALITY INDEX	109															



PRIOR APPRAISAL		PERMIT					
BUILDING VALUE	137,850	CODE	DATE				
OBXF VALUE	9,680	NO.					
LAND VALUE	36,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	183,530						
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR				
TYPE	O/U	V/I	SALES PRICE				
0522	0822	8	2023	WD	A	I	296,000
0444	0775	12	2016	NWD	C	I	0
0335	0031	9	2006		X	V	0
HEATED AREA 1,204							
NOTES							
GEN:FIELD VISIT,4/19/2016							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
APT	336	090	29955	01	C	UTILSHD/STORAGE	1.000	16	10	160	24.20	100.00	-		2001	2001	S3		40	1549
BAS	868	100	86097	01B	C	UTILSHD/STG-BR	1.000	21	16	336	28.60	100.00	-		2001	2001	S3		40	3844
FOP	84	035	2877		C	DECK	1.000	0	0	1,000	15.00	100.00	-		2001	2001	S5		20	3000
OEU	682	030	20334	100	C	LEAN-TO	1.000	11	4	44	3.50	100.00	-		2001	2001	S3		40	62
PTO	334	005	1686	01	C	UTILSHD/STORAGE	1.000	21	6	126	24.20	100.00	-		2001	2001	S3		40	1220
UDG	420	035	14581	TOTAL OB/XF VALUE																
WDD	283	020	5654																	
WDD	355	020	7042																	
FIREPLACE	2 - PreFab		2,400																	
SUBAREA TOTALS	3,411	172,312																		

BLDG DIMENSIONS: BAS=N22E31S22W31Area:682;BAS=S10E12N10W12Area:120;BAS=N6E11S6W11Area:66;WDD=E7S3W7N3Area:21;FOP=S7W7N7E7Area:49;WDD=S5E26N5E10N12W17S12W19Area:334;OEU=N22E31S22W31Area:682;PTO=S5E26N5E10N12W17S12W19Area:334;UDG=W21S20E21N20Area:420;APT=E21S16W21N16Area:336;FOP=N14E6S14W6Area:84;WDD=S20E12N10NW@39.81-15.62Area:180;WDD=W4S10E25N3W21N7Area:103;TotalArea:3411

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	1.0000	0	1.0000	+00 +00 +00 +00 +00	RG	36,000.00	1.000	LT	1.000	36,000.00	36000	0	
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	