

RUARK DEAN & RUARK REBECCA

2560 ROUND HILL RD
540283

PLAT: 00000/00000 UNIQ ID 3363
ID NO:

Parcel ID: 6654-00-43-0514-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 12/21/2020 24300 ROUNDHILL/CARSON RD AREA/LAUREL RIDGE

COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-566-ROUND HILL

CARD NO. 1 of 1
9.2270 AC
TW-20 CI- FR-TN

SRC=
AT- LAST ACTION 20210111

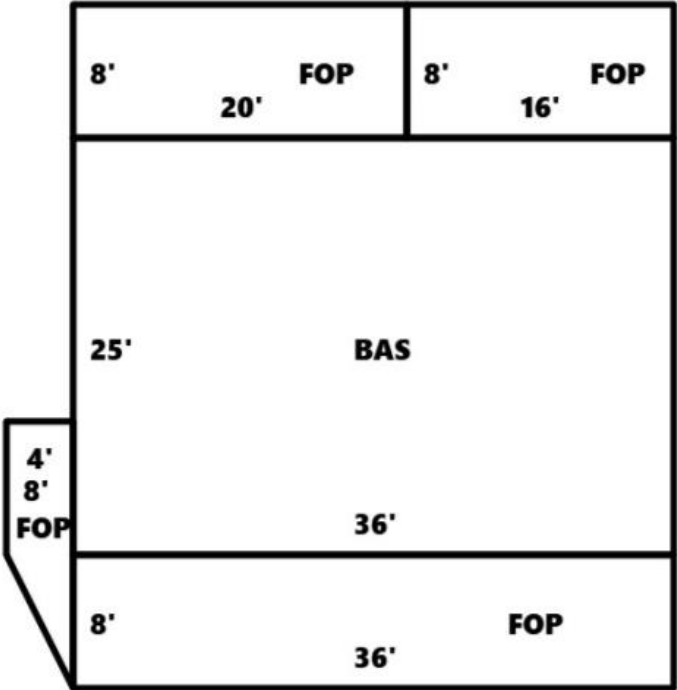
CONSTRUCTION DETAIL										DEPRECIATION		CORRELATION OF VALUE	
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		
Foundation	3	01R	01	2,056	164	149.24	321027	2004	2004	% GOOD	0.17000	83.0	

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL
STYLE: 2 - 1.5 STORIES

Single Family Residential

Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	16
Wood Shingle/Bark/Log	30.00
Roofing Structure	06
Irregular/Cathedral	14.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	5
Drywall/Sheetrock	27.00
Interior Wall Construction	6
Custom/Log Interior	0.00
Interior Floor Cover	12
Hardwood	10.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0
Bedrooms	12.000
BAS - 1 FUS - 2 LL - 0	
Bathrooms	
BAS - 1 FUS - 1 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	131.000

BUILDING ADJUSTMENTS			
Quality	4	ABOVE AVERAGE	1.10
Shape/Design	5	Irregular	1.15
Size	Size	Size	0.99
TOTAL ADJUSTMENT FACTOR	1.250		
TOTAL QUALITY INDEX	164		



DEPR. BUILDING VALUE - CARD	266,450
DEPR. OB/XF VALUE - CARD	690
MARKET LAND VALUE - CARD	92,650
TOTAL MARKET VALUE - CARD	359,790

TOTAL APPRAISED VALUE - CARD	359,790
TOTAL APPRAISED VALUE - PARCEL	359,790

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	359,790

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	266,450	CODE	DATE	NO.
OBXF VALUE	690			
LAND VALUE	92,650			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	359,790			

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0485	0851	12	2020	WD	Q	I	350,000
SC19	0E78	9	2019	W	E	V	0
0471	0109	9	2019	QC	C	V	0
0DTH	CERT	1	2019	dc	E	I	0
0420	0939	4	2014	QC	C	I	0
0181	0447	5	1993		X	V	0

HEATED AREA 1,575

NOTES

GEN: GENERAL MEMO GEN: DE
T WDDK W/NO RAIL GEN: MEA
SURES 10X10 & 10X20 BH NE
W: NEW CONSTRUCTION NEW:

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	900	100	134316	24	D	SHED	1.000	28	12	336	8.50	100.00	-		1990	1990	S5		20	571
FOP	624	035	32534																	
FUS*	675	090	90738	100	D	LEAN-TO	1.000	20	10	200	3.00	100.00			1990	1990	S3		20	120
OEU*	900	030	40295	TOTAL OB/XF VALUE																691
WDD*	300	020	8954																	

FIREPLACE	6 - 1	14,190
Massive/Stone		

SUBAREA TOTALS	3,399	321,027
----------------	-------	---------

BLDG DIMENSIONS: BAS=N25E36S25W36Area:900;FOP=S8E36N8W36Area:288;FOP=S8W16N8E16Area:128;WDD=Area:300;OEU=Area:900;FUS=Area:675;FOP=N8E20S8W20Area:160;FOP=NW@63.43-8.94N8E4S16Area:48;TotalArea:3399

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	15,000.00	2.000	AC	1.820	27,300.00	54600	0	
WOODED USFS	0161		0	0	1.1730	4	1.0000	+00 +00 +10 +00 -10 PWR LNE	RP	4,500.00	7.227	AC	1.170	5,265.00	38050	0	
TOTAL MARKET LAND DATA											9.227				92650		
TOTAL PRESENT USE DATA																	

6654-00-43-0514-

8/29/2026 1:13:33 AM.