

EQUITY TRUST CUSTODIAN DBA FBO ROBERT ABBATE IRA

ROUND HILL RD
534529

PLAT: 00000/00000 UNIQ ID 38197
ID NO:

Parcel ID: 6654-00-44-7570-

SPLIT FROM ID 38196

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

COUNTY TAX (100)

20-OR-2653-ROUND HILL LOT 1A THE RIDGES

CARD NO. 1 of 1
1.9800 AC
TW-20 CI- FR-TN

SRC=
AT- LAST ACTION 20201221

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CRECENCE TO	MARKET			
0	97V	00														
BUILDING ADJUSTMENTS				% GOOD												
TOTAL ADJUSTMENT FACTOR	VACANT LAND															
TOTAL QUALITY INDEX	STYLE:															
												DEPR. BUILDING VALUE - CARD				0
												DEPR. OB/XF VALUE - CARD				
												MARKET LAND VALUE - CARD				55,910
												TOTAL MARKET VALUE - CARD				55,910
												TOTAL APPRAISED VALUE - CARD				55,910
												TOTAL APPRAISED VALUE - PARCEL				55,910
												TOTAL PRESENT USE VALUE - LAND				0
												TOTAL VALUE DEFERRED - PARCEL				0
												TOTAL TAXABLE VALUE - PARCEL \$				55,910
PRIOR APPRAISAL						PERMIT										
BUILDING VALUE	0	CODE	DATE	NO.												
OBXF VALUE	0															
LAND VALUE	55,910															
PRESENT USE VALUE	0															
DEFERRING VALUE	0	ROUT: WTRSHD:														
TOTAL VALUE	55,910															
SALES DATA																
OFF. RECORD	DATE	DEED	INDICATE													
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE									
0405	1001	10	2012	WD	Q	V	20,000									
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

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	2.6000	4	1.1500	+00 +00 +15 +00 +00	RP	15,000.00	1.000	AC	2.990	44,850.00	44850	0		
WOODED WATER/MOUNTAIN VIEW	0166		0	0	1.8180	4	1.1500	+00 +00 +15 +00 +00	RP	5,400.00	0.980	AC	2.090	11,286.00	11060			
TOTAL MARKET LAND DATA											1.98				55910			
TOTAL PRESENT USE DATA																		

6654-00-44-7570-

5/18/2026 3:49:11 AM.