

EICHHORN RILEY D

860 BUTTERNUT RIDGE
542662

PLAT: 00004/02148 UNIQ ID 3384
ID NO:

Parcel ID: 6654-00-60-4869-

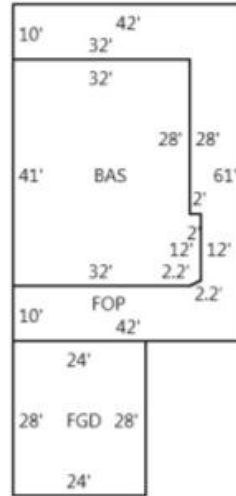
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 09 on 06/06/2023 24300 ROUNDHILL/CARSON RD AREA/LAUREL RIDGE

CARD NO. 1 of 1
3.9110 AC
TW-20 CI- FR-TN

SRC= Manager
AT- LAST ACTION 20231116

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.16000	CREDESCENCE TO	MARKET						
Foundation	3																		
Continuous/Footing	5.00	01R	01	2,926	125	113.75	338333	2005	2005	% GOOD	84.0								
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL								Single Family Residential		DEPR. BUILDING VALUE - CARD		284,200					
Plywood	8.00	STYLE: 2 - 1.5 STORIES										DEPR. OB/XF VALUE - CARD							
Exterior Walls	10											MARKET LAND VALUE - CARD		73,370					
Aluminum/Vinyl/Canvas/Rubber Siding	18.00											TOTAL MARKET VALUE - CARD		357,570					
Roofing Structure	14											TOTAL APPRAISED VALUE - CARD		357,570					
VAULT/TREY	12.00											TOTAL APPRAISED VALUE - PARCEL		357,570					
Roofing Cover	12											TOTAL PRESENT USE VALUE - LAND		0					
Metal, Pre-Finish	14.00											TOTAL VALUE DEFERRED - PARCEL		0					
Interior Wall Construction	5											TOTAL TAXABLE VALUE - PARCEL \$		357,570					
Drywall/Sheetrock	23.00											PRIOR APPRAISAL							
Interior Floor Cover	12											PERMIT							
Hardwood	10.00											BUILDING VALUE	284,200	CODE	DATE	NO.			
Heating Fuel	04											OBXF VALUE	0						
Electric	2.00											LAND VALUE	65,890						
Heating Type	10											PRESENT USE VALUE	0						
Heat Pump	4.00											DEFERRED VALUE	0	ROUT: WTRSHD:					
Air Conditioning Type	03											TOTAL VALUE	350,090						
Central	5.00											SALES DATA							
Bedrooms/Bathrooms/Half-Bathrooms	3/3/0											OFF. RECORD	DATE	DEED		INDICATE			
Bedrooms												BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
BAS - 3 FUS - 0 LL - 0												0525	0235	10	2023	WD	X	I	800,000
Bathrooms												0366	0112	9	2008		X	V	0
BAS - 3 FUS - 0 LL - 0												HEATED AREA 2,674							
Half-Bathrooms												NOTES							
BAS - 0 FUS - 0 LL - 0																			
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE	116,000																		
BUILDING ADJUSTMENTS																			
Quality	4	ABOVE AVERAGE	1.10																
Shape/Design	4	Moderate Irregular	1.10																
Size	Size	Size	0.89																
TOTAL ADJUSTMENT FACTOR	1.080																		
TOTAL QUALITY INDEX	125																		



SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,337	100	152084	TOTAL OB/XF VALUE																
FGD	672	045	34353																	
FOP	1,225	035	48799																	
OEB	1,337	055	83606																	
WDD	616	020	13991																	
FIREPLACE	4 - 2 Sty Sng/1 Sty Dbl		5,500																	
SUBAREA TOTALS	5,187		338,333																	

BLDG DIMENSIONS|BAS=W32N41E32S28E2S12SW@26.57-2.24Area:1337;FGD=S28E24N28W24Area:672;FOP=N10E42S61W42N10E32NE@26.57-2.24N12W2N28W32Area:1225;OEB=Area:1337;WDD=Area:616;TotalArea:5187

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	2.6000	4	1.2000	+00 -05 +25 +00 +00 VIEW	RG	15,000.00	1.000	AC	3.120	46,800.00	46800	0	
WOODED WATER/MOUNTAIN VIEW	0166		0	0	1.4050	4	1.2000	+00 -05 +25 +00 +00	RG	5,400.00	2.911	AC	1.690	9,126.00	26566	0	
TOTAL MARKET LAND DATA											3.911			73366			
TOTAL PRESENT USE DATA																	

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