

EICHHORN RILEY D

396 BUTTERNUT RIDGE
542662

PLAT: 00004/02148 UNIQ ID 3386
ID NO:

Parcel ID: 6654-00-61-6193-

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)

20-OR-1458-LAUREL BR BUTTERNUT RIDGE LT 9

CARD NO. 1 of 1
5.6450 AC
TW-20 CI- FR-TN

SRC=
AT- LAST ACTION 20250918

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE					
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	CREDENCE TO			MARKET		
0	97V	00														
BUILDING ADJUSTMENTS																
TOTAL ADJUSTMENT FACTOR	VACANT LAND															
TOTAL QUALITY INDEX	STYLE:															
											DEPR. BUILDING VALUE - CARD				0	
											DEPR. OB/XF VALUE - CARD					
											MARKET LAND VALUE - CARD				67,650	
											TOTAL MARKET VALUE - CARD				67,650	
											TOTAL APPRAISED VALUE - CARD				67,650	
											TOTAL APPRAISED VALUE - PARCEL				67,650	
											TOTAL PRESENT USE VALUE - LAND				0	
											TOTAL VALUE DEFERRED - PARCEL				0	
											TOTAL TAXABLE VALUE - PARCEL \$				67,650	
											PRIOR APPRAISAL		PERMIT			
											BUILDING VALUE	0	CODE	DATE	NO.	
											OBXF VALUE	0				
											LAND VALUE	67,650				
											PRESENT USE VALUE	0				
											DEFERRED VALUE	0	ROUT: WTRSHD:			
											TOTAL VALUE	67,650				
											SALES DATA					
OFF. RECORD		DATE		DEED		INDICATE										
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE									
0525	0254	10	2023	WD	X	V	515,000									
0366	0112	9	2008		X	V					0					
											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	2.6000	4	0.9500	+00 -05 +00 +00 +00	RG	15,000.00	1.000	AC	2.470	37,050.00	37050	0	
WOODED WATER/MOUNTAIN VIEW	0166		0	0	1.2800	4	0.9500	+00 -05 +00 +00 +00	RG	5,400.00	4.645	AC	1.220	6,588.00	30601	0	
TOTAL MARKET LAND DATA											5.645				67651		
TOTAL PRESENT USE DATA																	

6654-00-61-6193-

6/13/2026 8:17:06 AM.