HELMER EMILY R — **Parcel ID: 6661-02-87-1239-**

240 CARPENTER RD — PLAT: 00000/00000 UNIQ ID 3749 — SPLIT FROM ID

539631 — ID NO:

COUNTY TAX (100), RESIDENTIAL FEE (1) — CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 — 20-OR-6427-A-HIGH KNOB ESTATES LT 1A — 1.0900 AC — SRC= Pictometry Review

Appraised By 05 on 02/25/2021 20800 ALARKA/DEEP GAP/UNA — TW-20 CI- FR-AL — **EX-** AT- LAST ACTION 20250801

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	10
Aluminum/Vinyl/Canvas/Rubber Siding	18.00
Roofing Structure	03
Gable	7.00
Roofing Cover	03
Asphalt/Composition Shingle	8.00
Interior Wall Construction	5
Drywall/Sheetrock	23.00
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	
2/2/0	11.000
Bedrooms	
BAS - 1 FUS - 1 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	101.000

BUILDING ADJUSTMENTS			
Quality	3	AVERAGE	1.00
Shape/Design	3	Slight Irregular	1.05
Size	Size	Size	1.05
TOTAL ADJUSTMENT FACTOR			1.100
TOTAL QUALITY INDEX			111

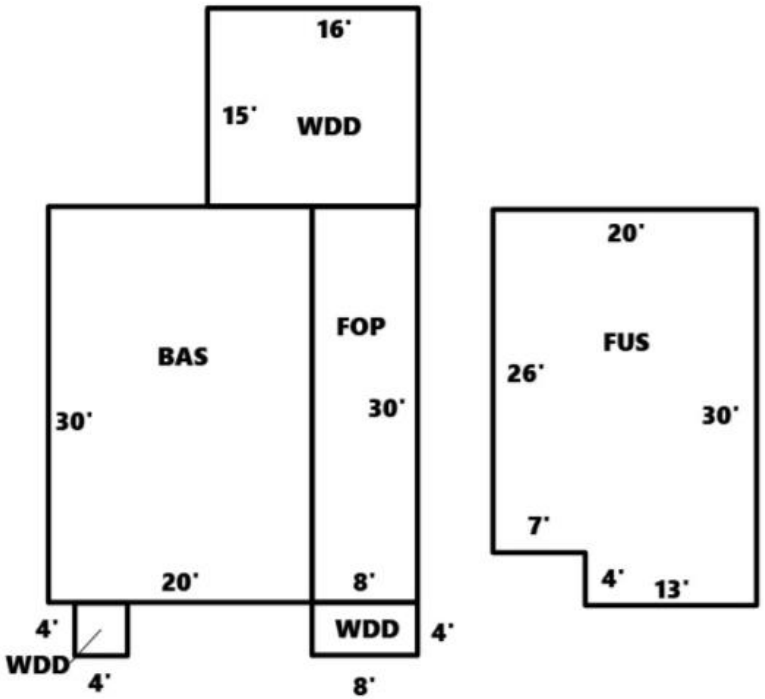
MARKET VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01R	01	1,257	111	101.01	126970	2002	2002

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL

STYLE: 3 - 2.0 STORIES

DEPRECIATION	
NORM	0.19000
% GOOD	81.0

Single Family Residential



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	102,850
DEPR. OB/XF VALUE - CARD	3,930
MARKET LAND VALUE - CARD	30,000
TOTAL MARKET VALUE - CARD	136,780
TOTAL APPRAISED VALUE - CARD	136,780
TOTAL APPRAISED VALUE - PARCEL	136,780
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	136,780

PRIOR APPRAISAL	
BUILDING VALUE	102,850
OBXF VALUE	3,930
LAND VALUE	30,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	136,780

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0247	0079	7	2001		Q	V	7,500
0475	0035	1	2020	WD	L	I	146,000
0227	0955	9	1999		X	V	0
0001	1360	8	1997		X	V	3,500

HEATED AREA 1,172

NOTES

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	600	100	60606
FOP	240	035	8485
FUS	572	090	52020
WDD	288	020	5859
SUBAREA TOTALS	1,700		126,970

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
02M	D	DETGAR-MT	1.000	20	18	360	15.50	100.00	_		2010	2010	S3		67	3739
100	D	LEAN-TO	1.000	12	8	96	3.00	100.00	_		2010	2010	S3		67	193
TOTAL OB/XF VALUE																3932

BLDG DIMENSIONS BAS=N30W20S30E20Area:600;FOP=E8S30W8N30Area:240;WDD=W16N15E16S15Area:240;WDD=S4E8N4W8Area:32;WDD=S4E4N4W4Area:16;FUS=W20S26E7S4E13N30Area:572;TotalArea:1700

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		RG	30,000.00	1.000	LT	1.000	30,000.00	30000	0	1.09
TOTAL MARKET LAND DATA															30000		
TOTAL PRESENT USE DATA																	