

TORREGIANTE DAVID M TRUSTEE

2311 ALARKA RD
540796

PLAT: 00000/00000 UNIQ ID 3759
ID NO:

Parcel ID: 6661-02-89-1649-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By: 05 on 02/25/2021 20800 ALARKA/DEEP GAP/UNA

CARD NO. 1 of 1
10.2200 AC
TW-20 CI- FR-AL

SRC= Pictometry Review
AT- LAST ACTION 20210723

CONSTRUCTION DETAIL										MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE					
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.23000	CREDENCE TO		MARKET					
Foundation	3											CREDESCENCE TO		MARKET					
Continuous/Footing	5.00	01R	01	1,766	109	99.19	179070	1998	1998	% GOOD	77.0	DEPR. BUILDING VALUE - CARD		137,880					
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL										DEPR. OB/XF VALUE - CARD	4,100						
Plywood	8.00	STYLE: 1 - 1.0 STORY										MARKET LAND VALUE - CARD	75,730						
Exterior Walls	16											TOTAL MARKET VALUE - CARD	217,710						
Wood Shingle/Bark/Log	30.00											TOTAL APPRAISED VALUE - CARD	217,710						
Roofing Structure	04											TOTAL APPRAISED VALUE - PARCEL	217,710						
Hip	8.00											TOTAL PRESENT USE VALUE - LAND	0						
Roofing Cover	03											TOTAL VALUE DEFERRED - PARCEL	0						
Asphalt/Composition Shingle	8.00											TOTAL TAXABLE VALUE - PARCEL \$	217,710						
Interior Wall Construction	5											PRIOR APPRAISAL		PERMIT					
Drywall/Sheetrock	14.00											BUILDING VALUE	137,880	CODE	DATE	NO.			
Interior Wall Construction	1											OBXF VALUE	4,100						
Masonry or Minimum	0.00											LAND VALUE	75,730						
Interior Floor Cover	12											PRESENT USE VALUE	0						
Hardwood	10.00											DEFERRED VALUE	0	ROUT: WTRSHD:					
Interior Floor Cover	12											TOTAL VALUE	217,710	SALES DATA					
Hardwood	0.00											OFF. RECORD		DATE	DEED			INDICATE	
Heating Fuel	03											BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
Gas	2.00											0494	0840	7	2021	WD	C	I	0
Heating Type	10											0184	0079	11	1993		X	V	0
Heat Pump	4.00											HEATED AREA 1,792							
Air Conditioning Type	03											NOTES							
Central	5.00																		
Bedrooms/Bathrooms/Half-Bathrooms	3/1/0																		
Bedrooms	8.000																		
BAS - 3 FUS - 0 LL - 0																			
Bathrooms																			
BAS - 1 FUS - 0 LL - 0																			
Half-Bathrooms																			
BAS - 0 FUS - 0 LL - 0																			
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE	102.000																		

BUILDING ADJUSTMENTS			
Quality	3	AVERAGE	1.00
Shape/Design	4	Moderate Irregular	1.10
Size	Size	Size	0.97
TOTAL ADJUSTMENT FACTOR	1.070		
TOTAL QUALITY INDEX	109		

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,064	100	105538	24	C	SHED	1.000	10	8	80	10.00	100.00	-		1998	1998	S5		20	160
FOP	256	035	8927	88	C	DECK	1.000	4	8	32	15.00	100.00	-		1998	1998	S5		20	96
MSP	336	045	14978	02	C	DETGAR		15	10	150	31.25	0.00			2015	2015	S3		82	3844
OEB	728	055	39676																	
WDD	304	020	6051																	
3 - 1 Sty Single/Flue				TOTAL OB/XF VALUE																
FIREPLACE				3,900																
SUBAREA TOTALS				2,688 179,070																

BLDG DIMENSIONS: BAS=E28S26W28N26Area:728;WDD=E8N20W8S20Area:160;WDD=W8N18E8S18Area:144;FOP=N4E8S4W8Area:32;BAS=S12W28N12E28Area:336;FOP=S8E28N8W28Area:224;OEB=Area:728;MSP=Area:336;TotalArea:2688

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL	0100		0	0	2.6000	4	1.0000	+00 +00 +00 +00 +00	RP	12,000.00	1.000	AC	2.600	31,200.00	31200	0	
WOODED ACREAGE	0160		0	0	1.1540	4	1.0000	+00 +00 +00 +00 +00	RP	4,200.00	9.220	AC	1.150	4,830.00	44533	0	
TOTAL MARKET LAND DATA											10.22			75733			
TOTAL PRESENT USE DATA																	

LAND INFORMATION																				
6661-02-89-1649-																				