

HENRIQUEZ THEODORE A TRUSTEE & HENRIQUEZ PATRICIA C TRUSTEE

BATTLE BRANCH RD
540997

PLAT: 00000/00000 UNIQ ID 3881
ID NO:

Parcel ID: 6661-04-91-0615-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 12/07/2020 21100 BATTLE BRANCH/WILDCAT KNOB/COWEE MTN

COUNTY TAX (100)

20-OR-2891-ALARKA BATTLE BRANCH LT 31

CARD NO. 1 of 1
5.0000 AC
TW-20 CI- FR-AL

SRC=

AT- LAST ACTION 20211027

| CONSTRUCTION DETAIL | | MARKET VALUE | | | | | | | | DEPRECIATION | | CORRELATION OF VALUE | | | |
|---------------------|---|--------------|-----|-----------|------|-----------|-----|-----|-----|--------------|------|----------------------|--------|--|--|
| TOTAL POINT VALUE | 0 | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | | NORM | CRENCE TO | MARKET | | |
| | | 97V | 00 | | | | | | | | | | | | |

| BUILDING ADJUSTMENTS | | TOTAL ADJUSTMENT FACTOR | | TOTAL QUALITY INDEX | | VACANT LAND STYLE: | |
|----------------------|---|-------------------------|---|---------------------|---|--------------------|--|
| | 0 | | 0 | | 0 | | |

| | |
|---------------------------------|--------|
| DEPR. BUILDING VALUE - CARD | 0 |
| DEPR. OB/XF VALUE - CARD | |
| MARKET LAND VALUE - CARD | 32,860 |
| TOTAL MARKET VALUE - CARD | 32,860 |
| TOTAL APPRAISED VALUE - CARD | 32,860 |
| TOTAL APPRAISED VALUE - PARCEL | 32,860 |
| TOTAL PRESENT USE VALUE - LAND | 0 |
| TOTAL VALUE DEFERRED - PARCEL | 0 |
| TOTAL TAXABLE VALUE - PARCEL \$ | 32,860 |

| PRIOR APPRAISAL | | PERMIT | | |
|-------------------|--------|--------|------|-----|
| BUILDING VALUE | 0 | CODE | DATE | NO. |
| OBXF VALUE | 0 | | | |
| LAND VALUE | 32,860 | | | |
| PRESENT USE VALUE | 0 | | | |
| DEFERRED VALUE | 0 | | | |
| TOTAL VALUE | 32,860 | | | |

| SALES DATA | | | | | | | |
|-------------|------|------|------|------|----------|-----|-------------|
| OFF. RECORD | DATE | DEED | | | INDICATE | | |
| BOOK | PAGE | MO | YR | TYPE | O/U | V/I | SALES PRICE |
| 0498 | 0930 | 10 | 2021 | TD | E | V | 0 |
| 0110 | 0317 | 1 | 1900 | | X | V | 0 |

HEATED AREA

NOTES

GEN: GENERAL MEMO GEN: VA
CANT LAND BA GEN: GENERA
L MEMO GEN: VACANT LAND
BA GEN: GENERAL MEMO GEN:

| 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 |
| WOODED ACREAGE | 0160 | | 0 | 0 | 1.3200 | 4 | 0.8000 | +00 -05 +00 -15 +00 | RG | 6,200.00 | 5.000 | AC | 1.060 | 6,572.00 | 32860 | 0 | |
| TOTAL MARKET LAND DATA | | | | | | | | | | | 5 | | | | 32860 | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | |

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5/18/2026 3:38:59 AM.