

ERICKSON ANDREW F TRUSTEE & ERICKSON ELLEN J TRUSTEE

145 OLD MILL DR
543155

PLAT: 00000/00000 UNIQ ID 4098
ID NO:

Parcel ID: 6662-06-38-2443-

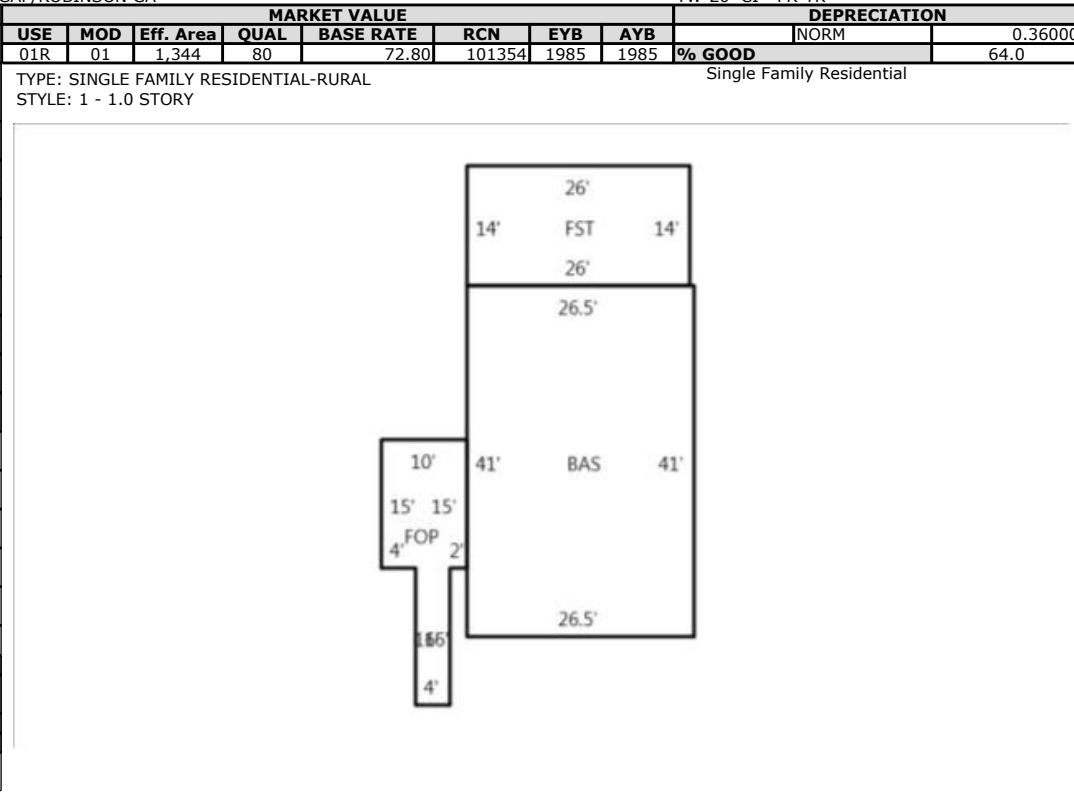
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 01/07/2021 24600 DAVIS GAP/ROBINSON GA

CARD NO. 1 of 1
0.6400 AC
TW-20 CI- FR-TK

SRC=
AT- LAST ACTION 20240925

| CONSTRUCTION DETAIL | | | | MARKET VALUE | | | | | | DEPRECIATION | | | CORRELATION OF VALUE | | | |
|--------------------------------------|------|---------------|-----------|--------------|-----------|--------|------|------|--------|--------------|---------|--------------------|----------------------|--|--|--|
| FOUNDATION | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | | NORM | 0.36000 | CREDENCE TO MARKET | | | | |
| Foundation | 01R | 01 | 1,344 | 80 | 72.80 | 101354 | 1985 | 1985 | % GOOD | | 64.0 | | | | | |
| Spread Footing | | | | | | | | | | | | | | | | |
| Sub Floor System | | | | | | | | | | | | | | | | |
| Slab on Grade-Residential/Commercial | | | | | | | | | | | | | | | | |
| Exterior Walls | | | | | | | | | | | | | | | | |
| Wood on Sheathing | | | | | | | | | | | | | | | | |
| Roofing Structure | | | | | | | | | | | | | | | | |
| Gable | | | | | | | | | | | | | | | | |
| Roofing Cover | | | | | | | | | | | | | | | | |
| Asphalt/Composition Shingle | | | | | | | | | | | | | | | | |
| Interior Wall Construction | | | | | | | | | | | | | | | | |
| Plywood Panel | | | | | | | | | | | | | | | | |
| Interior Floor Cover | | | | | | | | | | | | | | | | |
| Carpet | | | | | | | | | | | | | | | | |
| Heating Fuel | | | | | | | | | | | | | | | | |
| Electric | | | | | | | | | | | | | | | | |
| Heating Type | | | | | | | | | | | | | | | | |
| Baseboard | | | | | | | | | | | | | | | | |
| Air Conditioning Type | | | | | | | | | | | | | | | | |
| Wall Unit | | | | | | | | | | | | | | | | |
| Bedrooms/Bathrooms/Half-Bathrooms | | | | | | | | | | | | | | | | |
| 3/1/0 | | | | | | | | | | | | | | | | |
| Bedrooms | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| TOTAL POINT VALUE | | | | | | | | | | | | 83,000 | | | | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | | | | |
| Quality | 2 | BELOW AVERAGE | 0.90 | | | | | | | | | | | | | |
| Shape/Design | 2 | Rectangle | 1.00 | | | | | | | | | | | | | |
| Size | Size | Size | 1.07 | | | | | | | | | | | | | |
| TOTAL ADJUSTMENT FACTOR | | | 0.960 | | | | | | | | | | | | | |
| TOTAL QUALITY INDEX | | | 80 | | | | | | | | | | | | | |



| PRIOR APPRAISAL | | | | PERMIT | | | | |
|-------------------|--------|-----------|------|--------|----------------------|------|------|--------|
| OFF. RECORD | DATE | DEED TYPE | O/U | V/I | INDICATE SALES PRICE | CODE | DATE | NO. |
| BUILDING VALUE | 64,870 | | | | | | | |
| OBXF VALUE | 350 | | | | | | | |
| LAND VALUE | 21,120 | | | | | | | |
| PRESENT USE VALUE | 0 | | | | | | | |
| DEFERRED VALUE | 0 | | | | | | | |
| TOTAL VALUE | 86,340 | | | | | | | |
| ROUT: WTRSHD: | | | | | | | | |
| SALES DATA | | | | | | | | |
| 0533 | 0808 | 8 | 2024 | WD | E | I | | 0 |
| 0289 | 0461 | 4 | 2004 | | X | V | | 29,000 |
| 0286 | 0207 | 1 | 2004 | | X | V | | 32,000 |
| HEATED AREA 1,087 | | | | | | | | |
| NOTES | | | | | | | | |

| SUBAREA | | | | CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |
|-----------------------|-----------------------|-----|---------|--------------------------|---------|-----------------|-------|-----|-----|-------|------------|-------------|--------|-----|------|------|---------|-----|--------|-------------------|
| BAS | 1,086 | 100 | 79134 | 01M | E | UTILSHD/STRG-MT | 1,000 | 24 | 12 | 288 | 6.00 | 100.00 | | | 1960 | 1960 | S3 | | 20 | 346 |
| FOP | 214 | 035 | 5460 | TOTAL OB/XF VALUE | | | | | | | | | | | | | | | | |
| FST | 364 | 050 | 13250 | | | | | | | | | | | | | | | | | |
| FIREPLACE | 3 - 1 Sty Single/Flue | | 3,510 | | | | | | | | | | | | | | | | | |
| SUBAREA TOTALS | 1,664 | | 101,354 | | | | | | | | | | | | | | | | | |

BLDG DIMENSIONS BAS=N41E26.5S41W26.5Area:1086.5;FOP=W2S16W4N16W4N15E10S15Area:214;FST=N14E26S14W26Area:364;TotalArea:1664.5

| 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 | 0100 | | 0 | 0 | 2.8900 | 4 | 0.9500 | +00 -05 +00 +00 +00 | RG | 12,000.00 | 0.640 | AC | 2.750 | 33,000.00 | 21120 | 0 | |
| TOTAL MARKET LAND DATA | | | | | | | | | | | 0.64 | | | 21120 | | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | |