

HUNTER SHAWN MICHAEL

12 BEAR COVE LN
543675

PLAT: 00001/0117A UNIQ ID 4220
ID NO:

Parcel ID: 6662-08-98-5946-

SPLIT FROM ID

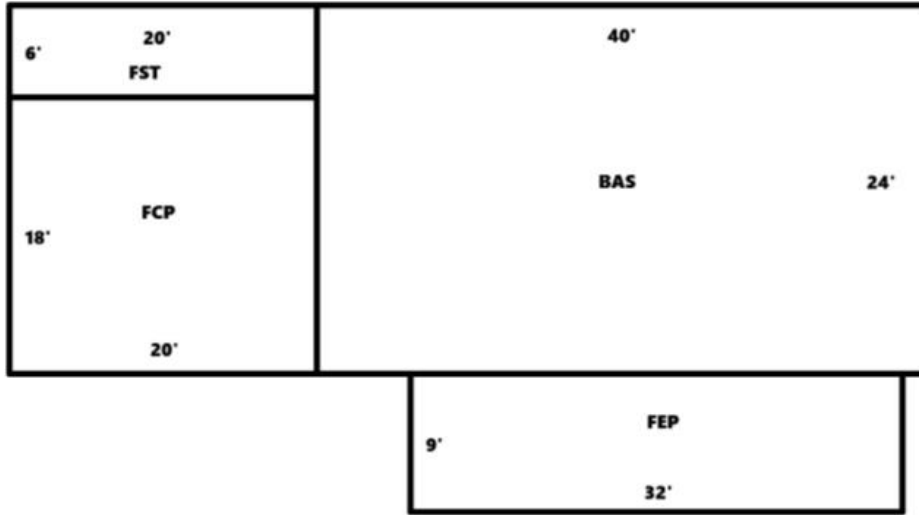
Reval Year: 2021 Tax Year: 2027
Appraised By: 05 on 02/21/2021 20400 BEAR COVE

COUNTY TAX (100), ELD/EVET FEE (1)
20-OR-2800-A-BEAR COVE LTS 6,7,8 BLK A
EVET

CARD NO. 1 of 1
1.4400 AC
TW-20 CI- FR-AL

SRC= AT- LAST ACTION 20251031

CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE							
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		EX-	AT-	CREDENCE TO		MARKET			
Foundation	3										0.31000			CREDESCENCE TO		MARKET			
Continuous/Footing	5.00	01R	01	1,312	99	90.09	120597	1990	1973	% GOOD	69.0			DEPR. BUILDING VALUE - CARD		83,210			
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL					Single Family Residential					DEPR. OB/XF VALUE - CARD							
Plywood	8.00	STYLE: 1 - 1.0 STORY										MARKET LAND VALUE - CARD		25,000					
Exterior Walls	10											TOTAL MARKET VALUE - CARD		108,210					
Aluminum/Vinyl/Canvas/Rubber Siding	18.00											TOTAL APPRAISED VALUE - CARD		108,210					
Roofing Structure	03											TOTAL APPRAISED VALUE - PARCEL		108,210					
Gable	7.00											TOTAL PRESENT USE VALUE - LAND		0					
Roofing Cover	03											TOTAL VALUE DEFERRED - PARCEL		0					
Asphalt/Composition Shingle	8.00											TOTAL TAXABLE VALUE - PARCEL \$		108,210					
Interior Wall Construction	4											PRIOR APPRAISAL							
Plywood Panel	16.00											PERMIT							
Interior Floor Cover	07											BUILDING VALUE	83,210	CODE	DATE	NO.			
Vinyl Tile/Rubber/Cork	9.00											OBXF VALUE	0						
Interior Floor Cover	14											LAND VALUE	25,000						
Carpet	0.00											PRESENT USE VALUE	0						
Heating Fuel	04											DEFERRED VALUE	0	ROUT: WTRSHD:					
Electric	2.00											TOTAL VALUE	108,210						
Heating Type	02											SALES DATA							
Baseboard	2.00											OFF. RECORD		DATE	DEED			INDICATE	
Air Conditioning Type	03											BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
Central	5.00											0541	0827	5	2025	WD	Q	I	287,000
Bedrooms/Bathrooms/Half-Bathrooms	1/1/0											0501	0563	12	2021	WD	I	I	153,000
Bedrooms												0490	1029	4	2021	WD	C	I	0
BAS - 1 FUS - 0 LL - 0												0484	0580	11	2020	WD	C	I	0
Bathrooms												0388	0644	10	2010		X	V	0
BAS - 1 FUS - 0 LL - 0												0335	0058	9	2006		X	V	0
Half-Bathrooms												0001	1652	7	1998		X	V	0
BAS - 0 FUS - 0 LL - 0												0001	1651	7	1998		X	V	0
Office												0001	0470	6	1997		X	V	0
BAS - 0 FUS - 0 LL - 0	0											HEATED AREA 1,248							
TOTAL POINT VALUE	84.000											NOTES							



BUILDING ADJUSTMENTS				SUBAREA																					
Quality	3	AVERAGE	1.00	TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
Shape/Design	3	Slight Irregular	1.05	BAS	960	100	86486			TOTAL OB/XF VALUE															
Size	Size	Size	1.12	FCP	360	025	8108																		
TOTAL ADJUSTMENT FACTOR	1.180			FEP	288	070	18198																		
TOTAL QUALITY INDEX	99			FST	120	050	5405																		
SUBAREA TOTALS				FIREPLACE 2 - PreFab		2,400																			
SUBAREA TOTALS				1,728		120,597																			

BLDG DIMENSIONS: BAS=E40S24W40N24Area:960;FCP=W20N18E20S18Area:360;FEP=E32S9W32N9Area:288;FST=S6W20N6E20Area:120;TotalArea:1728

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	1.0000	0	1.0000		RP	25,000.00	1.000	LT	1.000	25,000.00	25000	0	1.44

TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																