

SELAK MARGARET E

4160 HWY 19 WEST
540475

PLAT: 00001/00425 UNIQ ID 4272
ID NO:

Parcel ID: 6662-09-16-9242-

SPLIT FROM ID

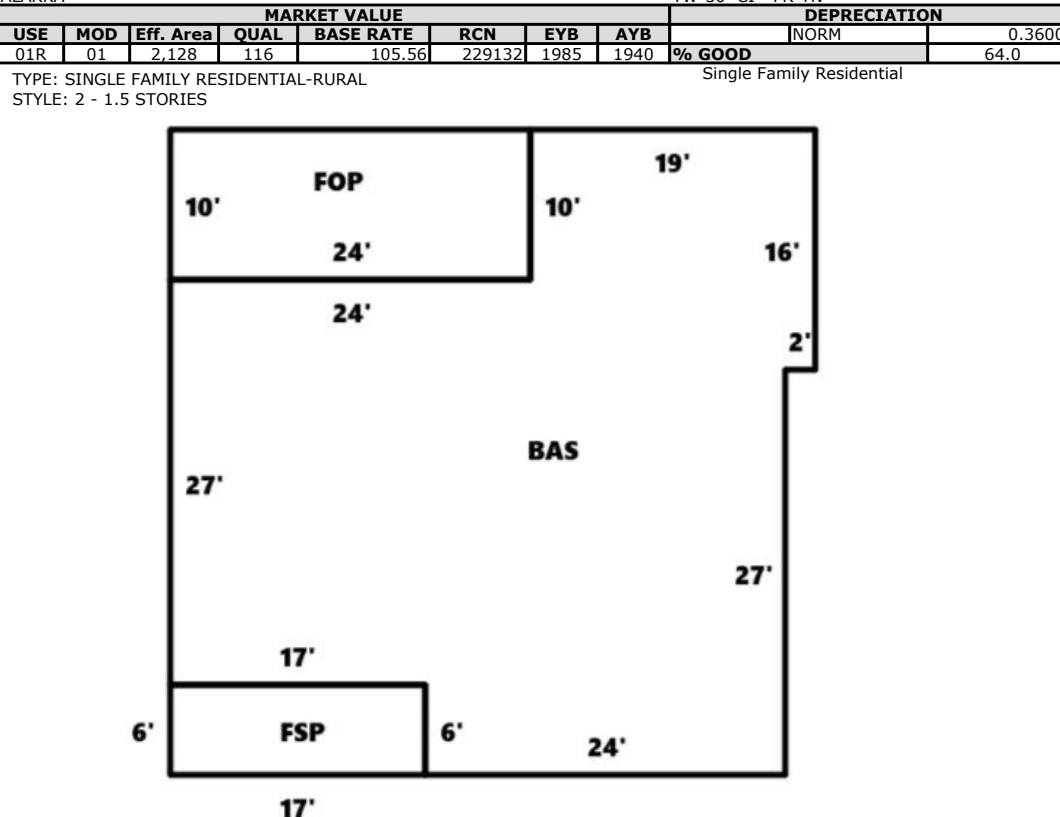
Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 01/12/2021 30400 LOWER ALARKA

COUNTY TAX (100), RESIDENTIAL FEE (1)
30-NR-1664-C-COLD SPRINGS

CARD NO. 1 of 1
18.2780 AC
TW-30 CI- FR-TN

SRC= Pictometry Review
AT- LAST ACTION 20210420

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE						
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM			CREDENCE TO			MARKET				
Foundation		3									0.36000	CREDESCENCE TO			MARKET				
Continuous/Footing	01R	01	2,128	116	105.56	229132	1985	1940	% GOOD		64.0	DEPR. BUILDING VALUE - CARD			146,640				
Sub Floor System		5										DEPR. OB/XF VALUE - CARD			3,900				
Wood		10.00										MARKET LAND VALUE - CARD			115,580				
Exterior Walls		16										TOTAL MARKET VALUE - CARD			266,120				
Wood Shingle/Bark/Log		30.00										TOTAL APPRAISED VALUE - CARD			266,120				
Roofing Structure		03										TOTAL APPRAISED VALUE - PARCEL			266,120				
Gable		7.00										TOTAL PRESENT USE VALUE - LAND			0				
Roofing Cover		12										TOTAL VALUE DEFERRED - PARCEL			0				
Metal, Pre-Finish		14.00										TOTAL TAXABLE VALUE - PARCEL \$			266,120				
Interior Wall Construction		5										PRIOR APPRAISAL							
Drywall/Sheetrock		23.00										PERMIT							
Interior Floor Cover		12										BUILDING VALUE	146,640	CODE	DATE	NO.			
Hardwood		10.00										OBXF VALUE	3,900						
Heating Fuel		03										LAND VALUE	115,580						
Gas		2.00										PRESENT USE VALUE	0						
Heating Type		04										DEFERRED VALUE	0						
Forced Air - Ducted		4.00										TOTAL VALUE	266,120						
Air Conditioning Type		01										ROUT: WTRSHD:							
None		0.00										SALES DATA							
Bedrooms/Bathrooms/Half-Bathrooms		4/2/0										OFF. RECORD	DATE	DEED			INDICATE		
Bedrooms												BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
BAS - 4 FUS - 0 LL - 0												00465	0898	2	2019	WD	Q	I	267,500
Bathrooms												0488	0960	3	2021	QC	C	I	0
BAS - 2 FUS - 0 LL - 0												0183	0236	9	1993		X	V	0
Half-Bathrooms												HEATED AREA 1,903							
BAS - 0 FUS - 0 LL - 0												NOTES							
Office												GEN: GENERAL MEMO GEN: -2							
BAS - 0 FUS - 0 LL - 0												5% ACCESS GEN: SPRING SEP							
TOTAL POINT VALUE		118.000										TIC GE GEN: GENERAL MEMO							
BUILDING ADJUSTMENTS												GEN: -25% ACCESS GEN: SPR							
Quality	2	BELOW AVERAGE	0.90																
Shape/Design	5	Irregular	1.15																
Size	Size	Size	0.95																
TOTAL ADJUSTMENT FACTOR				0.980															
TOTAL QUALITY INDEX				116															



PRIOR APPRAISAL				PERMIT			
BUILDING VALUE	146,640	CODE	DATE	NO.			
OBXF VALUE	3,900						
LAND VALUE	115,580						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	266,120						
SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
00465	0898	2	2019	WD	Q	I	267,500
0488	0960	3	2021	QC	C	I	0
0183	0236	9	1993		X	V	0

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,453	100	153379	24	E	SHED	1.000	12	16	192	5.00	100.00	-		1950	1950	S5		20	192	
CBM*	1,453	010	15306																		
FOP	240	035	8867	03L	B	CARPOT-LC	1.000	20	42	840	7.00	100.00	-		2008	2008	S3		61	3587	
FSP	102	040	4328																		
FUS*	450	090	42752	24	E	SHED	1.000	6	13	78	5.00	100.00	-		1960	1960	S5		20	78	
FIREPLACE	4 - 2 Sty Sng/1 Sty Dbl		4,500	100	E	LEAN-TO	1.000	8	13	104	2.00	100.00	-		1960	1960	S3		20	42	
TOTAL OB/XF VALUE																				3899	

SUBAREA TOTALS	3,698	229,132																		
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BLDG DIMENSIONS|BAS=S16W2S27W24N6W17N27E24N10E19Area:1453;FOP=W24S10E24N10Area:240;FSP=W17N6E17S6Area:102;CBM=Area:1453;FUS=Area:450;TotalArea:3698

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	1.8180	4	1.1000	+00 +10 +00 +00 +00	HW	15,000.00	2.000	AC	2.000	30,000.00	60000	0	
WOODED ACREAGE	0160		0	0	1.0410	4	0.4000	+00 +10 +00 -30 -40 PWR R/W SHP	HW	6,200.00	14.828	AC	0.420	2,604.00	38612	0	
OPEN CREEK	0153		0	0	1.0410	4	0.7500	+00 +00 +00 +00 -25 SHP	RP	15,000.00	1.450	AC	0.780	11,700.00	16965		
TOTAL MARKET LAND DATA											18.278				115577		
TOTAL PRESENT USE DATA																	