

ADAMS KEVIN R SR & ADAMS CARLA

1384 FONTANA RIDGE RD
538846

PLAT: 00002/0990A UNIQ ID 4360
ID NO:

Parcel ID: 6663-01-28-0897-

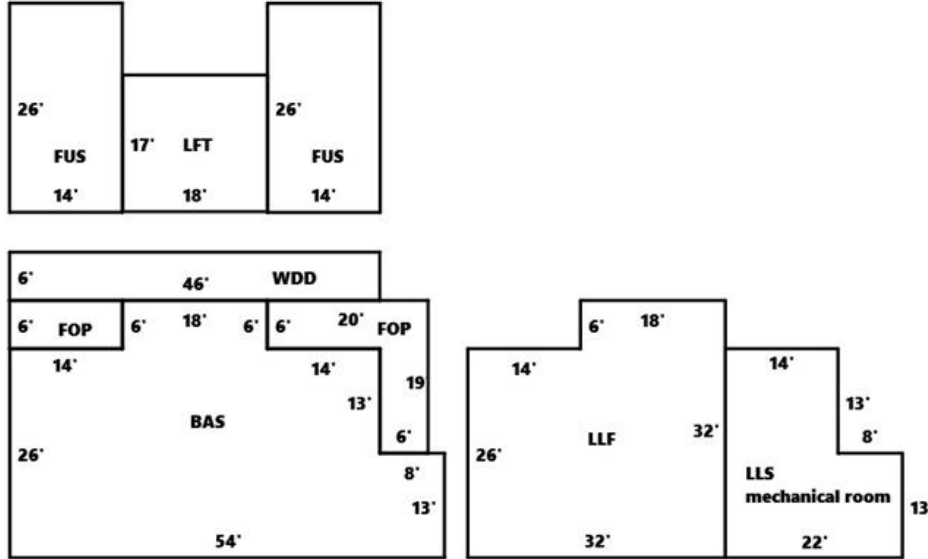
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 02/20/2025 24400 FONTANA RIDGE PROP/BLACK FORST/TUSKASAGEE HIGHLND

CARD NO. 1 of 1
2.7600 AC
TW-20 CI- FR-TN

SRC= Permit
AT- LAST ACTION 20250613

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE	
FOUNDATION	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	0.01000	CREDESCENCE TO	MARKET
Continuous/Footing	5.00	01R	01	3,417	167	151.97	535406	2025	2022	% GOOD	99.0		
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL STYLE: 4 - 2.5 STORIES OR MORE											
Plywood	8.00	Single Family Residential											
Exterior Walls	16												
Wood Shingle/Bark/Log	30.00												
Roofing Structure	06												
Irregular/Cathedral	14.00												
Roofing Cover	13												
Metal, Strnd Seam	16.00												
Interior Wall Construction	6												
Custom/Log Interior	32.00												
Interior Floor Cover	12												
Hardwood	10.00												
Heating Fuel	04												
Electric	2.00												
Heating Type	10												
Heat Pump	4.00												
Air Conditioning Type	03												
Central	5.00												
Bedrooms/Bathrooms/Half-Bathrooms	3/2/1												
Bedrooms	13.000												
BAS - 3 FUS - 0 LL - 0													
Bathrooms													
BAS - 2 FUS - 0 LL - 0													
Half-Bathrooms													
BAS - 1 FUS - 0 LL - 0													
Office													
BAS - 0 FUS - 0 LL - 0	0												
TOTAL POINT VALUE	139.000												
BUILDING ADJUSTMENTS													
Quality	5	GOOD/CU	1.25										
Shape/Design	4	Moderate	1.10										
Size	Size	Irregular	0.87										
TOTAL ADJUSTMENT FACTOR	1.200												
TOTAL QUALITY INDEX	167												



CORRELATION OF VALUE		PRIOR APPRAISAL		PERMIT					
DEPR. BUILDING VALUE - CARD	530,050	BUILDING VALUE	0	CODE	DATE				
DEPR. OB/XF VALUE - CARD		OBXF VALUE	0	NO.					
MARKET LAND VALUE - CARD	40,500	LAND VALUE	40,500						
TOTAL MARKET VALUE - CARD	570,550	PRESENT USE VALUE	0						
TOTAL APPRAISED VALUE - CARD	570,550	DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL APPRAISED VALUE - PARCEL	570,550	TOTAL VALUE	40,500						
TOTAL PRESENT USE VALUE - LAND	0	SALES DATA							
TOTAL VALUE DEFERRED - PARCEL	0	OFF. RECORD	DATE	DEED	INDICATE				
TOTAL TAXABLE VALUE - PARCEL \$	570,550	BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
		0462	0173	10	2018	WD	Q	V	40,000
		0001	1459	10	1997		X	V	25,000
		HEATED AREA 3,850							
		NOTES							
		HOME C/O 02-11-2025							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,408	100	213974			TOTAL OB/XF VALUE															
FOP	282	035	14893																		
FUS	728	090	99692																		
LFT	306	070	32522																		
LLF	940	080	114281																		
LLS	468	050	35561																		
WDD	276	020	8358																		
FIREPLACE	6 - 1		16,125																		
	Massive/Stone																				
SUBAREA TOTALS	4,408		535,406																		

BLDG DIMENSIONS: BAS=W54N26E14N6E18S6E14S13E8S13Area:1408;FOP=W6N13W14N6E20S19Area:198;FOP=W14N6E14S6Area:84;WDD=N6E46S6W46Area:276;LLF=N26E14N6E18S32W32Area:940;LLS=E22N13W8N13W14S26Area:468;FUS=E14N26W14S26Area:364;LFT=N17E18S17W18Area:306;FUS=E14N26W14S26Area:364;TotalArea:4408

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL MOUNTAIN VIEW	0121		0	0	1.0000	0	1.3500	+00 +00 +00 +00 +35 VIEW	RP	30,000.00	1.000	LT	1.350	40,500.00	40500	0	
TOTAL MARKET LAND DATA															40500		
TOTAL PRESENT USE DATA																	

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