COULTHARD CRAIG A & COULTHARD PAMELA P — **Parcel ID: 6663-08-88-8594-**

361 MEADOWBROOK LN — PLAT: 00002/0977B UNIQ ID 4557 — SPLIT FROM ID

543021 — ID NO:

COUNTY TAX (100), RESIDENTIAL FEE (1) — CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 — 20-OR-WEST TOWN ACRES LOT 5D — 0.8660 AC — SRC= Pictometry Review

Appraised By 07 on 12/29/2020 11103 WEST TOWN ACRES — TW-20 CI- FR-TK — **EX-** AT- LAST ACTION 20240626

CONSTRUCTION DETAIL

Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	17
Cedar,Redwood or D-Log Siding	25.00
Roofing Structure	06
Irregular/Cathedral	14.00
Roofing Cover	03
Asphalt/Composition Shingle	8.00
Interior Wall Construction	5
Drywall/Sheetrock	23.00
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	
4/2/0	13.000
Bedrooms	
BAS - 4 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	117.000

BUILDING ADJUSTMENTS

Quality	4	ABOVE AVERAGE	1.10
Shape/Design	5	Irregular	1.15
Size	Size	Size	0.88
TOTAL ADJUSTMENT FACTOR			1.110
TOTAL QUALITY INDEX			130

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	2,975	130	118.30	351943	2006	2006

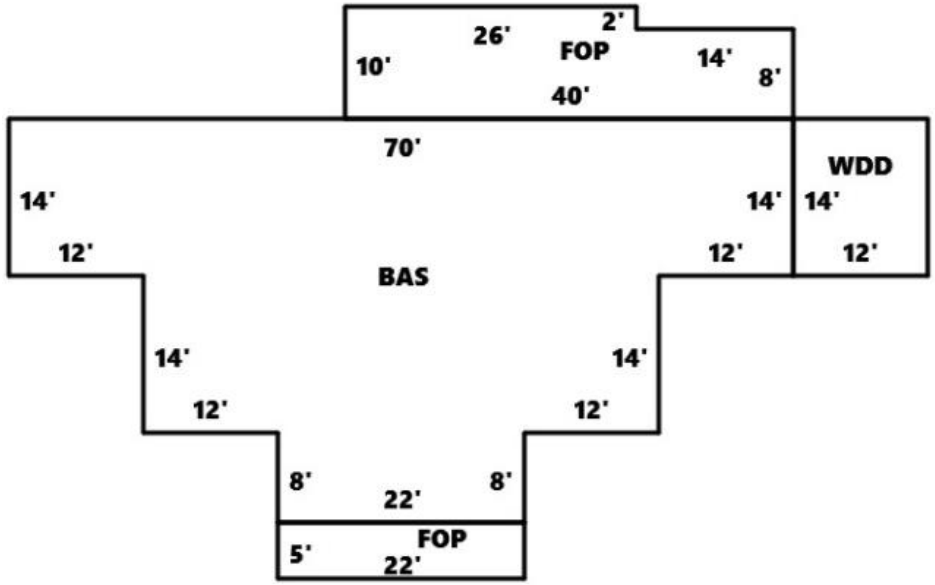
TYPE: SINGLE FAMILY RESIDENTIAL

STYLE: 2 - 1.5 STORIES

DEPRECIATION

NORM	0.15000
% GOOD	85.0

Single Family Residential



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	299,150
DEPR. OB/XF VALUE - CARD	1,120
MARKET LAND VALUE - CARD	15,000
TOTAL MARKET VALUE - CARD	315,270
TOTAL APPRAISED VALUE - CARD	315,270
TOTAL APPRAISED VALUE - PARCEL	315,270
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	315,270

PRIOR APPRAISAL

BUILDING VALUE	299,150
OBXF VALUE	1,120
LAND VALUE	15,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	315,270

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0531	0441	5	2024	WD	Q	I	460,000
0494	0374	7	2021	WD	Q	I	320,000
0360	0590	4	2008		X	V	225,000
0331	0181	7	2006		X	V	35,000
0320	0254	12	2005		X	V	0
0320	0252	12	2005		X	V	0

HEATED AREA 2,880

NOTES

GEN: GENERAL MEMO GEN: WE
ST TOWN ACRES GEN: LOT 5D
NEW: NEW CONSTRUCTION NE
W: BP 61092 GEN: GENERAL

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,800	100	212940
FOP	482	035	19993
FUS*	1,080	090	114988
WDD	168	020	4022
SUBAREA TOTALS	3,530		351,943

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01	C	UTILSHED/STORAGE	1.000	10	8	80	24.20	100.00			2007	2007	S3		58	1123
TOTAL OB/XF VALUE																1123

BLDG DIMENSIONS BAS=W22N8W12N14W12N14E70S14W12S14W12S8Area:1800;FOP=S5W22N5E22Area:110;WDD=N14E12S14W12Area:168;FOP=W40N10E26S2E14S8Area:372;FUS=Area:1080;TotalArea:3530

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		RG	15,000.00	1.000	LT	1.000	15,000.00	15000	0	
TOTAL MARKET LAND DATA															15000		
TOTAL PRESENT USE DATA																	