

LANDS CREEK LOG CABINS INC

235 SOARING EAGLE RD
538126

PLAT: 00002/1099A UNIQ ID 4808
ID NO:

Parcel ID: 6664-00-66-9007-

SPLIT FROM ID

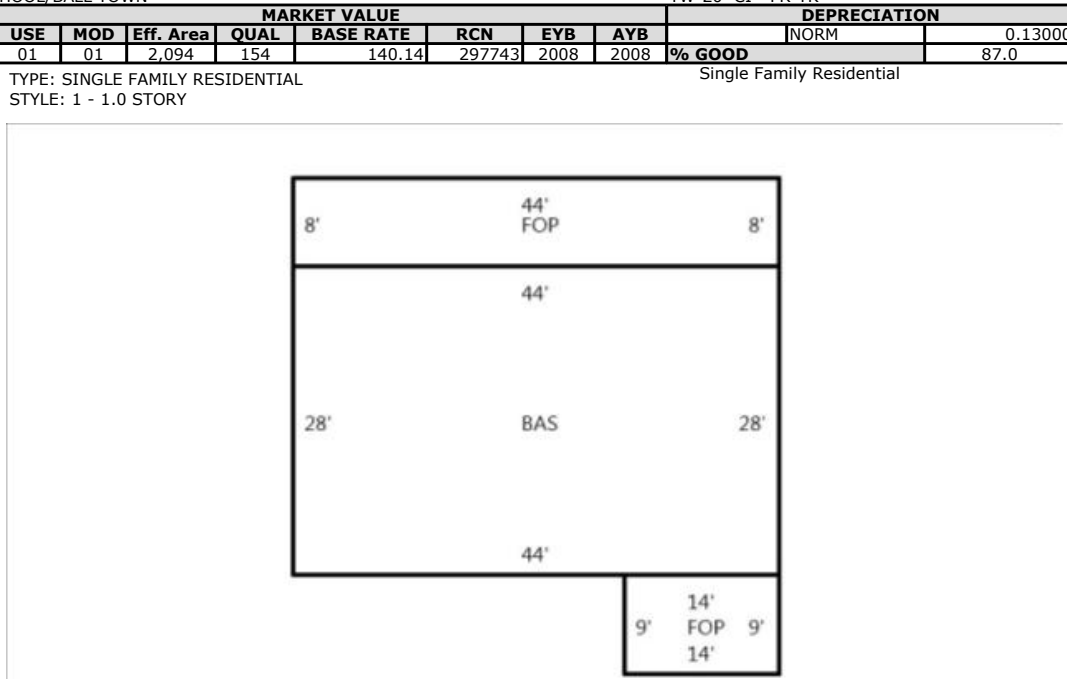
Reval Year: 2021 Tax Year: 2027
Appraised By: 09 on 11/23/2022 23900 HIGH SCHOOL/BALL TOWN

COUNTY TAX (100), OVRNGT RENT FEE (1)
20-OR-1328-A-LANDS CR.

CARD NO. 1 of 1
4.1700 AC
TW-20 CI- FR-TK

SRC= Estimated
AT- LAST ACTION 20250617

CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE				
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDESCENCE TO	MARKET			
Foundation	3										0.13000					
Continuous/Footing	5.00	01	01	2,094	154	140.14	297743	2008	2008	% GOOD	87.0					
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	12															
Metal, Pre-Finish	14.00															
Interior Wall Construction	5															
Drywall/Sheetrock	26.00															
Interior Wall Construction	7															
Wood/T&G	0.00															
Interior Floor Cover	15															
Hard Tile	15.00															
Heating Fuel	04															
Electric	2.00															
Heating Type	10															
Heat Pump	4.00															
Air Conditioning Type	03															
Central	5.00															
Bedrooms/Bathrooms/Half-Bathrooms	4/2/1															
Bedrooms	15.000															
BAS - 4 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	133.000															
BUILDING ADJUSTMENTS																
Quality	4	ABOVE AVERAGE	1.10													
Shape/Design	3	Slight Irregular	1.05													
TOTAL ADJUSTMENT FACTOR	1.160															
TOTAL QUALITY INDEX	154															



CORRELATION OF VALUE		PRIOR APPRAISAL		PERMIT					
DEPR. BUILDING VALUE - CARD	259,040	BUILDING VALUE	259,040	CODE	DATE NO.				
DEPR. OB/XF VALUE - CARD	5,180	OBXF VALUE	5,180						
MARKET LAND VALUE - CARD	70,690	LAND VALUE	110,610						
TOTAL MARKET VALUE - CARD	334,910	PRESENT USE VALUE	0						
TOTAL APPRAISED VALUE - CARD	334,910	DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL APPRAISED VALUE - PARCEL	334,910	TOTAL VALUE	374,830						
TOTAL PRESENT USE VALUE - LAND	0	SALES DATA							
TOTAL VALUE DEFERRED - PARCEL	0	OFF. RECORD	DATE	DEED	INDICATE				
TOTAL TAXABLE VALUE - PARCEL \$	334,910	BOOK	PAGE	MO	YR				
				TYPE	Q/U				
					V/I				
					SALES PRICE				
		0450	0696	7	2017	WD	Q	I	360,000
		0403	0442	7	2012	WD	Q	I	260,000
		0280	0149	10	2003		Q	V	33,000
		0338	0688	12	2006		X	V	15,000
		HEATED AREA 2,464							
		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	1,232	100	172652	14	B	FIREPLACE		0	0	1	7,000.00	100.00	1		2008	2008	S2		74	5180	
FBM	1,232	045	77638																		
FOP	478	035	23403	TOTAL OB/XF VALUE																	
FSP	352	040	19760																		5180

FIREPLACE	3 - 1 Sty Single/Flue	4,290
SUBAREA TOTALS	3,294	297,743

BLDG DIMENSIONS BAS=W44N28E44S28Area:1232;FOP=S9W14N9E14Area:126;FOP=W44N8E44S8Area:352;FBM=Area:1232;FSP=Area:352;TotalArea:3294

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	2.6000	4	0.7000	+00 +00 +00 -20 -10 EASEMENT ONLY	RP	28,000.00	1.000	AC	1.820	50,960.00	50960	0	
WOODED ACREAGE	0160		0	0	1.3850	4	0.6000	+00 +00 +00 -40 +00	RP	7,500.00	3.170	AC	0.830	6,225.00	19733	0	
TOTAL MARKET LAND DATA											4.17			70693			
TOTAL PRESENT USE DATA																	