

RIFFLE JOHN L & RIFFLE NORA L

50 LAWSON SHULER RD
543888

PLAT: 00000/00000 UNIQ ID 5175
ID NO:

Parcel ID: 6665-00-90-7886-

SPLIT FROM ID

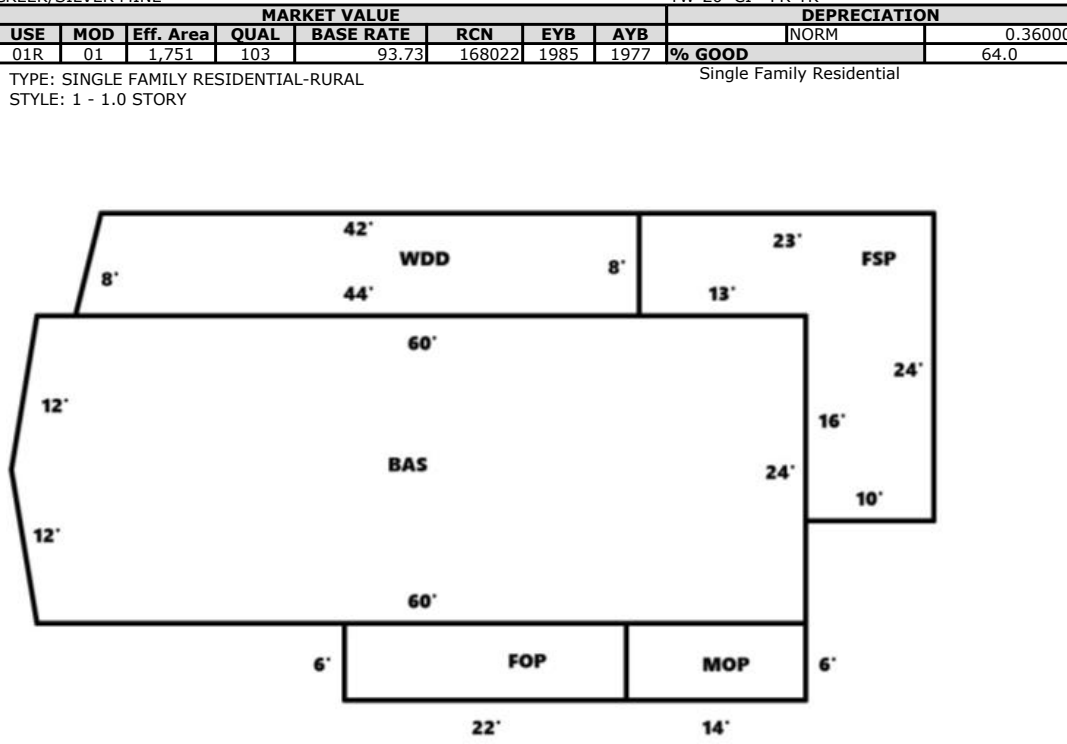
Reval Year: 2021 Tax Year: 2027
Appraised By: 07 on 02/17/2021 23803 LANDS CREEK/SILVER MINE

COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-5326-LANDS CR

CARD NO. 1 of 1
5.3310 AC
TW-20 CI- FR-TK

SRC= Pictometry Review
AT- LAST ACTION 20250918

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE		
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.36000	CREDENCE TO	MARKET
Foundation	3	01R	01	1,751	103	93.73	168022	1985	1977	% GOOD		64.0		
Continuous/Footing	5.00													
Sub Floor System	4													
Plywood	8.00													
Exterior Walls	10													
Aluminum/Vinyl/Canvas/Rubber Siding	18.00													
Roofing Structure	03													
Gable	7.00													
Roofing Cover	03													
Asphalt/Composition Shingle	8.00													
Interior Wall Construction	4													
Plywood Panel	16.00													
Interior Floor Cover	14													
Carpet	9.00													
Interior Floor Cover	07													
Vinyl Tile/Rubber/Cork	0.00													
Heating Fuel	03													
Gas	2.00													
Heating Type	10													
Heat Pump	4.00													
Air Conditioning Type	03													
Central	5.00													
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0													
Bedrooms														
BAS - 3 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	94.000													



CORRELATION OF VALUE							
DEPR. BUILDING VALUE - CARD	107,530						
DEPR. OB/XF VALUE - CARD	2,070						
MARKET LAND VALUE - CARD	69,100						
TOTAL MARKET VALUE - CARD	178,700						
TOTAL APPRAISED VALUE - CARD	178,700						
TOTAL APPRAISED VALUE - PARCEL	178,700						
TOTAL PRESENT USE VALUE - LAND	0						
TOTAL VALUE DEFERRED - PARCEL	0						
TOTAL TAXABLE VALUE - PARCEL \$	178,700						
PRIOR APPRAISAL							
BUILDING VALUE	107,530						
OBXF VALUE	2,070						
LAND VALUE	69,100						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	178,700						
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0545	0132	8	2025	WD	Q	I	350,000
HEATED AREA 1,464							
NOTES							

BUILDING ADJUSTMENTS			
Quality	3	AVERAGE	1.00
Shape/Design	4	Moderate Irregular	1.10
Size	Size	Size	1.00
TOTAL ADJUSTMENT FACTOR	1.100		
TOTAL QUALITY INDEX	103		

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,464	100	137221	97	C	SHELTER	1.000	50	14	700	8.50	100.00	-	0.00	1977	1977	S5		20	1190	
FOP	132	035	4312	01	C	UTILSHED/STORAGE	1.000	10	10	100	24.20	100.00	-	0.00	1977	1977	S3		20	484	
FSP	344	040	12935	03L	C	CARPOT-LC	1.000	20	20	400	5.00	100.00	-	0.00	1990	1990	S3		20	400	
MOP	84	040	3187																		
WDD	344	020	6467																		2074
TOTAL OB/XF VALUE																					

FIREPLACE	3 - 1 Sty Single/Flue	3,900
SUBAREA TOTALS	2,368	168,022

BLDG DIMENSIONS BAS=E60S24W60NW@80.54-12.17NE@80.54-12.17Area:1464;WDD=E42S8W44NE@75.96-8.25Area:344;FSP=E23S24W10N16W13N8Area:344;MOP=S6W14N6E14Area:84;FOP=W22N6E22S6Area:132;TotalArea:2368

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	2.6000	4	1.0000	+00 +00 +00 +00 +00	RP	12,500.00	1.000	AC	2.600	32,500.00	32500	0	
WOODED ACREAGE	0160		0	0	1.2990	4	1.0000	+00 +00 +00 +00 +00	RP	6,500.00	4.331	AC	1.300	8,450.00	36597	0	
TOTAL MARKET LAND DATA											5.331			69097			
TOTAL PRESENT USE DATA																	

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