

MCMILLAN JAMES ROBB

576 GRIZZLY RIDGE
543032

PLAT: 00003/01713 UNIQ ID 5349
ID NO:

Parcel ID: 6670-00-33-5452-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 08/30/2011 32500 MOUNTAIN VIEW/BRUSH CRK MTN/ACRES

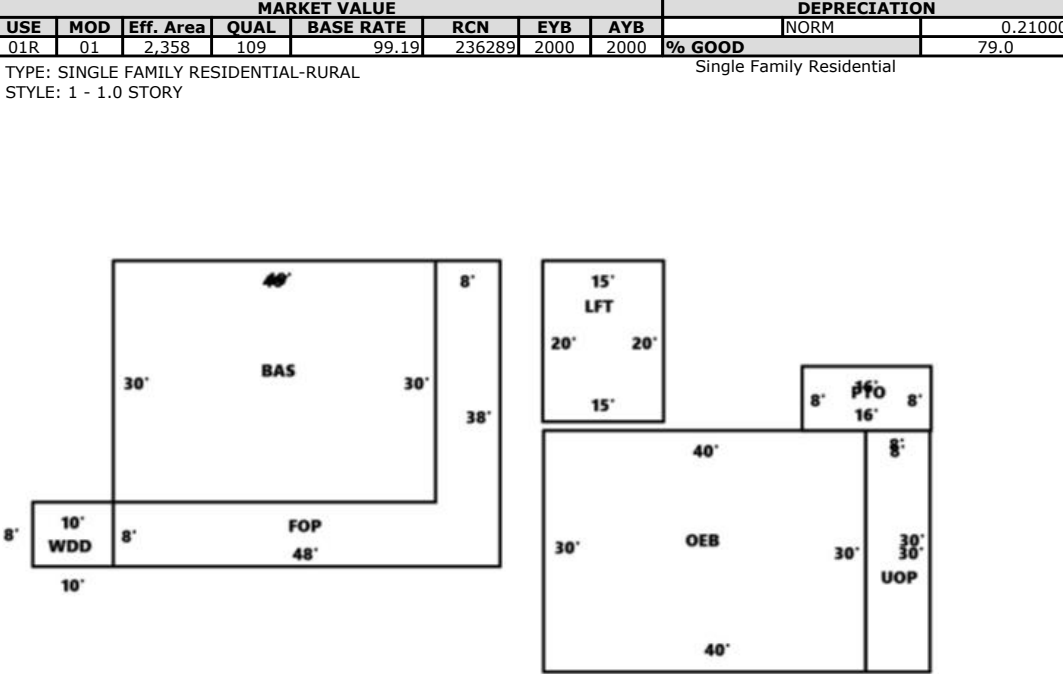
COUNTY TAX (100), RESIDENTIAL FEE (1)
30-NR-5039-BRUSH CREEK PROPERTIES LT 69A

CARD NO. 1 of 1
1.5000 AC
TW-30 CI- FR-TN

SRC= Pictometry Review
AT- LAST ACTION 20250205

CONSTRUCTION DETAIL			MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE				
			USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB						
Foundation	3		01R	01	2,358	109	99.19	236289	2000	2000	% GOOD	NORM	0.21000	79.0	CREDENCE TO	MARKET
Continuous/Footing	5.00															
Sub Floor System	4															
Plywood	8.00															
Exterior Walls	09															
Wood on Sheathing	18.00															
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	12															
Hardwood	9.00															
Interior Floor Cover	14															
Carpet	0.00															
Heating Fuel	04															
Electric	2.00															
Heating Type	10															
Heat Pump	4.00															
Air Conditioning Type	03															
Central	5.00															
Bedrooms/Bathrooms/Half-Bathrooms	2/2/1	12.000														
Bedrooms																
BAS - 1 FUS - 1 LL - 0																
Bathrooms																
BAS - 1 FUS - 1 LL - 0																
Half-Bathrooms																
BAS - 1 FUS - 0 LL - 0																
Office																
BAS - 0 FUS - 0 LL - 0		0														
TOTAL POINT VALUE		117.000														

BUILDING ADJUSTMENTS		
Quality	3	AVERAGE 1.00
Shape/Design	3	Slight Irregular 1.05
Size	Size	Size 0.89
TOTAL ADJUSTMENT FACTOR		0.930
TOTAL QUALITY INDEX		109



DEPR. BUILDING VALUE - CARD		186,670
DEPR. OB/XF VALUE - CARD		900
MARKET LAND VALUE - CARD		47,400
TOTAL MARKET VALUE - CARD		234,970
TOTAL APPRAISED VALUE - CARD		234,970
TOTAL APPRAISED VALUE - PARCEL		234,970
TOTAL PRESENT USE VALUE - LAND		0
TOTAL VALUE DEFERRED - PARCEL		0
TOTAL TAXABLE VALUE - PARCEL \$		234,970

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	186,670	CODE	DATE	NO.
OBXF VALUE	900			
LAND VALUE	47,400			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	234,970			

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0495	0934	7	2021	WD	Q	I	375,000
0464	0938	1	2019	WD	Q	I	187,000
0531	0574	6	2024	WD	Q	I	420,000
0444	0501	11	2016	WD	C	I	0
0269	0262	2	2003		X	V	230,000
0227	0356	8	1999		X	V	28,000

HEATED AREA 2,700							
NOTES							
GEN:BOER NO CHANGE,2016							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
BAS	1,200	100	119028	19	D	SPA/TUB		0	0	1	4,500.00	100.00	—		2000	2000	S5		20	900
FOP	624	035	21623																	
LFT	300	070	20830																	
TOTAL OB/XF VALUE																				900

BLDG DIMENSIONS																					
BAS=N30E40S30W40Area:1200;FOP=S8E48N38W8S30W40Area:624;WDD=W10S8E10N8Area:80;OEB=E40S30W40N30Area:1200;PTO=E16N8W16S8Area:128;LFT=S20E15N20W15Area:300;UOP=S30E8N30W8Area:240;TotalArea:3772																					

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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	2.1000	4	0.7500	+00 +00 +00 -25 +00	RP	20,000.00	1.500	AC	1.580	31,600.00	47400	0	1.50
TOTAL MARKET LAND DATA											1.5				47400		
TOTAL PRESENT USE DATA																	

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7/15/2026 7:20:10 PM.