CHISHOLM MYRLE **Parcel ID: 6671-02-68-6874-**

177 PIGEON CREEK TRL PLAT: 00000/00000 UNIQ ID 9678 SPLIT FROM ID

530899 ID NO:

COUNTY TAX (100), ELD/EVET FEE (1) CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 20-OR-6682-A-ALARKA-FRANCES TUT WOODRUFF LT 20E 2.9680 AC SRC=

Appraised By 05 on 02/25/2021 20901 FRANCES TUT WOODRUFF TW-20 CI- FR-AL **EX-** AT- LAST ACTION 20230321

CONSTRUCTION DETAIL	
Foundation	3
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	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	
5/3/0	17.000
Bedrooms	
BAS - 5 FUS - 0 LL - 0	_
Bathrooms	
BAS - 3 FUS - 0 LL - 0	_
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	_
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	107.000

BUILDING ADJUSTMENTS			
Quality	3	AVERAGE	1.00
Shape/Design	4	Moderate Irregular	1.10
Size	Size	Size	0.87
TOTAL ADJUSTMENT FACTOR			0.960
TOTAL QUALITY INDEX			103

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01R	01	2,936	103	93.73	275192	2009	2009

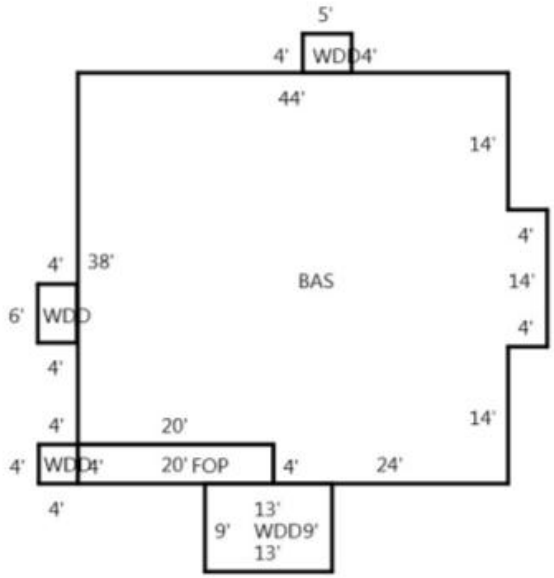
DEPRECIATION

	NORM	0.12000
% GOOD		88.0

Single Family Residential

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL

STYLE: 2 - 1.5 Stories



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	242,170
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	41,710
TOTAL MARKET VALUE - CARD	283,880
TOTAL APPRAISED VALUE - CARD	283,880
TOTAL APPRAISED VALUE - PARCEL	283,880
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	283,880

PRIOR APPRAISAL	
BUILDING VALUE	242,170
OBXF VALUE	0
LAND VALUE	41,710
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	283,880

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0DTH	CERT	2	2021	dc	E	I	0
0369	0468	12	2008		X	V	0

HEATED AREA 2,990

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,824	100	170964
FOP	80	035	2624
FUS	1,166	090	98323
WDD	177	020	3281
SUBAREA TOTALS	3,247		275,192

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																

BLDG DIMENSIONS BAS=N38E44S14E4S14W4S14W24N4W20Area:1824;FOP=S4E20N4W20Area:80;WDD=E13N9W13S9Area:117;WDD=N4E5S4W5Area:20;WDD=E4S4W4N4Area:16;WDD=W4N6E4S4S2Area:24;FUS=Area:1166;TotalArea:3247

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	0.9500	+00 -05 +00 +00 +00	RG	12,000.00	1.000	AC	2.470	29,640.00	29640	0	
WOODED ACREAGE	0160		0	0	1.5410	4	0.9500	+00 -05 +00 +00 +00	RG	4,200.00	1.968	AC	1.460	6,132.00	12068	0	
TOTAL MARKET LAND DATA											2.968				41708		
TOTAL PRESENT USE DATA																	