

COOPERS RIDGE LLC

242 CROSSVIEW DR
542872

PLAT: 00004/04155 UNIQ ID 9714
ID NO:

Parcel ID: 6671-02-98-1027-

SPLIT FROM ID

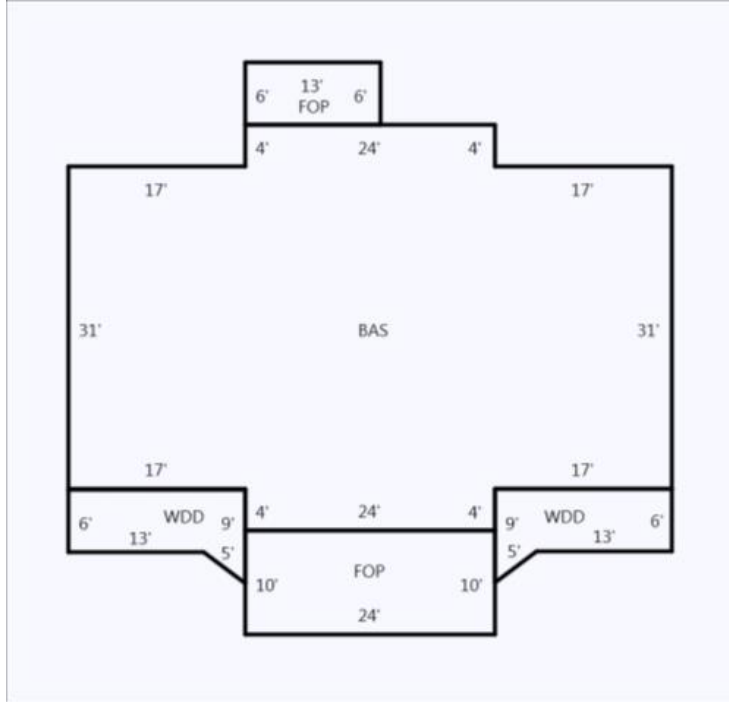
Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 12/10/2020 21500 ALARKA CREEK PROPERTIES

COUNTY TAX (100), OVRNGT RENT FEE (1)
20-OR-3679-ALARKA CRK PROP LT 92

CARD NO. 1 of 1
2.1700 AC
TW-20 CI- FR-AL

SRC= AT- LAST ACTION 20240521

CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE				
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDESCENCE TO	MARKET			
Foundation	3										0.04000					
Continuous/Footing	5.00	01	01	2,144	130	118.30	256275	2017	2017	% GOOD	96.0					
Sub Floor System	4															
Plywood	8.00															
Exterior Walls	10															
Aluminum/Vinyl/Canvas/Rubber Siding	18.00															
Roofing Structure	06															
Irregular/Cathedral	14.00															
Roofing Cover	06															
Asbestos-Fiber Shingle	12.00															
Interior Wall Construction	5															
Drywall/Sheetrock	23.00															
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	3/2/1															
	13.000															
Bedrooms																
BAS - 3 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														113.000		
BUILDING ADJUSTMENTS																
Quality	4		ABOVE AVERAGE											1.10		
Shape/Design	4		Moderate Irregular											1.10		
Size		Size	Size											0.95		
TOTAL ADJUSTMENT FACTOR														1.150		
TOTAL QUALITY INDEX														130		



DEPR. BUILDING VALUE - CARD		246,020	MARKET				
DEPR. OB/XF VALUE - CARD		0					
MARKET LAND VALUE - CARD		35,000					
TOTAL MARKET VALUE - CARD		281,020					
TOTAL APPRAISED VALUE - CARD		281,020					
TOTAL APPRAISED VALUE - PARCEL		281,020					
TOTAL PRESENT USE VALUE - LAND		0					
TOTAL VALUE DEFERRED - PARCEL		0					
TOTAL TAXABLE VALUE - PARCEL \$		281,020					
PRIOR APPRAISAL				PERMIT			
BUILDING VALUE	246,020	CODE	DATE	NO.			
OBXF VALUE	0						
LAND VALUE	35,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0				ROUT: WTRSHD:		
TOTAL VALUE	281,020						
SALES DATA							
OFF. RECORD BOOK	DATE MO	DATE YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE	
0525	0290	11	2023	WD	Q	I	0
0440	0879	7	2016	WD	Q	V	22,000
0528	0991	3	2024	WD	E	I	0
0004	4155	10	2023	PL	X	V	0
0452	0424	9	2017	WD	C	V	0
0250	0348	10	2001		X	V	37,500
HEATED AREA 1,990							
NOTES							
GEN:NEW HOME UC 75%,2017 PERMIT#170394 GEN:100%,2018							

SUBAREA																					
TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,990	100	235417			TOTAL OB/XF VALUE															
FOP	318	035	13131																		
WDD	216	020	5087																		
FIREPLACE	2 - PreFab		2,640																		
SUBAREA TOTALS	2,524		256,275																		

BLDG DIMENSIONS BAS=E17S4E24N4E17N31W17N4W24S4W17S31Area:1990;FOP=E13N6W13S6Area:78;FOP=E24S10W24N10Area:240;WDD=W17S6E13SE@36.87-5NE@90-9Area:108;WDD=E13N6W17S9NE@36.87-5Area:108;TotalArea:2524

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	1.0000	0	1.0000		RP	35,000.00	1.000	LT	1.000	35,000.00	35000	0	
TOTAL MARKET LAND DATA															35000		
TOTAL PRESENT USE DATA																	

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