

CURBOW WILLIAM L & LINDA

ALARKA RD
508080

PLAT: 00000/00000 UNIQ ID 9800
ID NO:

Parcel ID: 6671-04-74-6581-

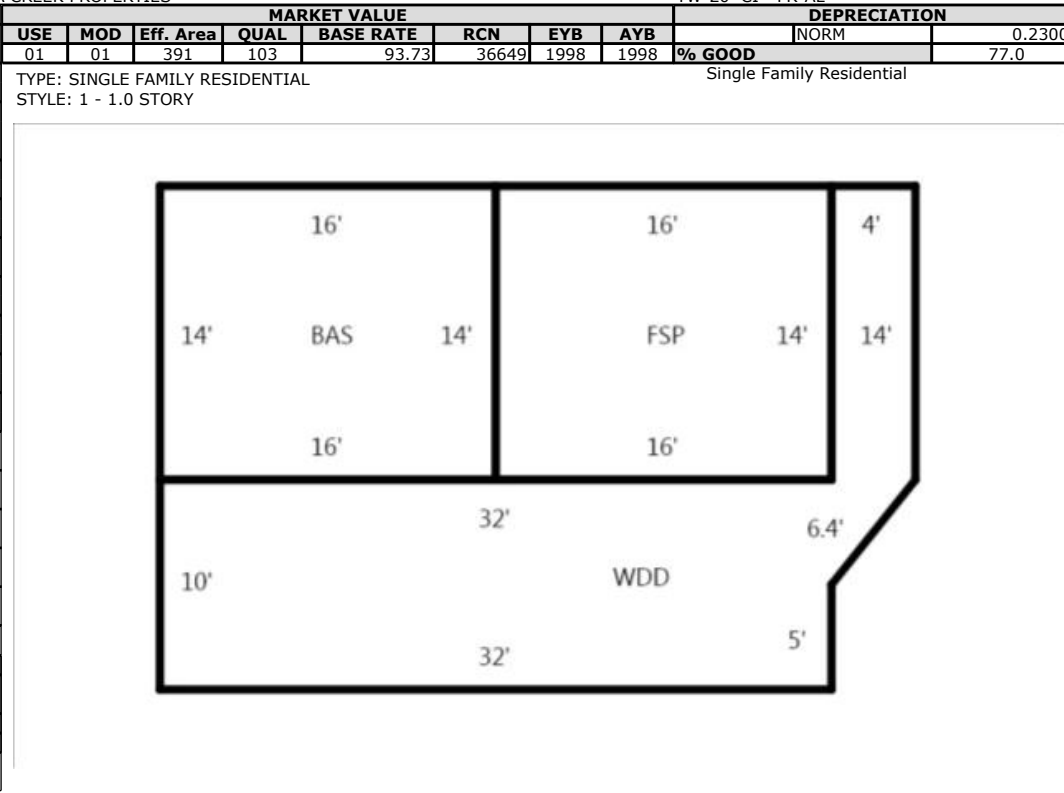
SPLIT FROM ID

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

CARD NO. 1 of 1
3.0300 AC
TW-20 CI- FR-AL

SRC= Pictometry Review
AT- LAST ACTION 20201210

CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE	
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDESCENCE TO	MARKET
Foundation	3										0.23000		
Continuous/Footing	5.00	01	01	391	103	93.73	36649	1998	1998	% GOOD	77.0		
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	14												
Carpet	9.00												
Heating Fuel	03												
Gas	2.00												
Heating Type	04												
Forced Air - Ducted	4.00												
Air Conditioning Type	01												
None	0.00												
Bedrooms/Bathrooms/Half-Bathrooms	1/1/0												
Bedrooms	4.000												
BAS - 1 FUS - 0 LL - 0													
Bathrooms													
BAS - 1 FUS - 0 LL - 0													
Half-Bathrooms													
BAS - 0 FUS - 0 LL - 0													
Office													
BAS - 0 FUS - 0 LL - 0	0												
TOTAL POINT VALUE	88.000												
BUILDING ADJUSTMENTS													
Quality	2	BELOW AVERAGE	0.90										
Shape/Design	2	Rectangle	1.00										
Size	Size	Size	1.30										
TOTAL ADJUSTMENT FACTOR	1.170												
TOTAL QUALITY INDEX	103												



DEPR. BUILDING VALUE - CARD		28,220
DEPR. OB/XF VALUE - CARD		4,000
MARKET LAND VALUE - CARD		35,000
TOTAL MARKET VALUE - CARD		67,220
TOTAL APPRAISED VALUE - CARD		67,220
TOTAL APPRAISED VALUE - PARCEL		67,220
TOTAL PRESENT USE VALUE - LAND		0
TOTAL VALUE DEFERRED - PARCEL		0
TOTAL TAXABLE VALUE - PARCEL \$		67,220
PRIOR APPRAISAL		
PERMIT		
BUILDING VALUE	28,220	CODE DATE NO.
OBXF VALUE	4,000	
LAND VALUE	35,000	
PRESENT USE VALUE	0	
DEFERRED VALUE	0	ROUT: WTRSHD:
TOTAL VALUE	67,220	
SALES DATA		
OFF. RECORD	DATE	DEED
BOOK	PAGE	MO
YEAR	TYPE	O/U
INDICATE	V/I	SALES PRICE
0293	1156	8
2004		
		X
		V
65,000		
0249	0252	9
2001		
		X
		V
37,500		
HEATED AREA 224		
NOTES		
GEN: GENERAL MEMO GEN: GO		
OD RIVERFRONT BA GEN: GE		
NERAL MEMO GEN: GOOD RIVE		
RFRONT BA GEN: GENERAL M		

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	224	100	20996	01	C	UTILSHED/STORAGE	1.000	6	4	24	24.20	100.00	-		1998	1998	S3		31	180	
FSP	224	040	8436	01	C	UTILSHED/STORAGE	1.000	12	12	144	24.20	100.00	-		1998	1998	BA S3		31	1080	
WDD	386	020	7217	60	E	BATH HOUSE	1.000	12	12	144	36.50	100.00	-		2008	2008	S5		35	1840	
SUBAREA TOTALS	834		36,649																		
				11	C	PORCH	1.000	12	8	96	20.00	100.00	-		2008	2008	S5		35	672	
				11	C	PORCH	1.000	8	4	32	20.00	100.00	-		2008	2008	S5		35	224	
TOTAL OB/XF VALUE																				3996	

BLDG DIMENSIONS | BAS=S14E16N14W16Area:224;FSP=E16N14W16S14Area:224;WDD=E32N14E4S14SW@51.34-6.4S5W32NW@90-10Area:386;TotalArea:834

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 CREEK	0101		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																	