

LYNCH RICHARD & CAROL AS TRUST OF THE RICHARD A LYNCH & CAROL

390 OVERLOOK RD
502402

PLAT: / UNIQ ID 9958
ID NO:

Parcel ID: 6672-01-49-8096-

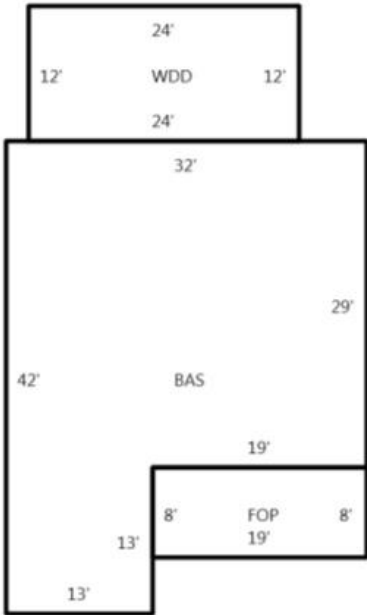
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 01/15/2021 25300 JENKINS BRANCH/ROCKY FACE/FOX RUN RDG

COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-3865-HUGHES BR

CARD NO. 1 of 1
3.3800 AC
TW-20 CI- FR-TK

SRC=
AT- LAST ACTION 20210115

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE																														
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.19000	CREDENCE TO MARKET																													
Continuous/Footing	5.00	01R	01	1,701	119	108.29	186841	2002	2002	% GOOD			81.0	DEPR. BUILDING VALUE - CARD 151,340																													
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL STYLE: 2 - 1.5 Stories										Single Family Residential																															
Plywood	8.00																																										
Exterior Walls	07														MARKET LAND VALUE - CARD 50,300																												
Cement Fiber Siding	22.00														TOTAL MARKET VALUE - CARD 201,640																												
Roofing Structure	03														TOTAL APPRAISED VALUE - CARD 201,640																												
Gable	7.00														TOTAL APPRAISED VALUE - PARCEL 201,640																												
Roofing Cover	03																																										
Asphalt/Composition Shingle	8.00														TOTAL PRESENT USE VALUE - LAND 0																												
Interior Wall Construction	5														TOTAL VALUE DEFERRED - PARCEL 0																												
Drywall/Sheetrock	23.00														TOTAL TAXABLE VALUE - PARCEL \$ 201,640																												
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	12.000																																										
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 105.000																																											
BUILDING ADJUSTMENTS																																											
Quality	4	ABOVE AVERAGE	1.10																																								
Shape/Design	3	Slight Irregular	1.05																																								
Size	Size	Size	0.98																																								
TOTAL ADJUSTMENT FACTOR 1.130																																											
TOTAL QUALITY INDEX 119																																											
SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE																							
BAS		1,097	100	118794	TOTAL OB/XF VALUE																																						
FOP		152	035	5739																																							
FUS		548	090	53387																																							
WDD		288	020	6281																																							
FIREPLACE		2 - PreFab		2,640																																							
SUBAREA TOTALS				2,085		186,841																																					
BLDG DIMENSIONS BAS=N42E32S29W19S13W13Area:1097;FOP=S8W19N8E19Area:152;WDD=N12W24S12E24Area:288;FUS=Area:548;TotalArea:2085																																											
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	1.4770	4	0.9500	+00 -05 +00 +00 +00	RG	6,20																																