

CHRISTEAS MICHAEL PETER III & CHRISTEAS FRANCINA JADE

1837 EAST ALARKA RD
542377

PLAT: 00004/03723 UNIQ ID 39676
ID NO:

Parcel ID: 6672-02-56-0082-

SPLIT FROM ID 9960

Reval Year: 2021 Tax Year: 2027
Appraised By 06 on 02/26/2021 20800 ALARKA/DEEP GAP/UNA

COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-532-EAST ALARKA

CARD NO. 1 of 1
4.8000 AC
TW-20 CI- FR-AL

SRC= Estimated
AT- LAST ACTION 20230712

CONSTRUCTION DETAIL										DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.34000	CREDENCE TO	MARKET
Foundation	3												
Continuous/Footing	5.00	01R	01	1,716	121	110.11	192849	1987	1987	% GOOD	66.0		

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL
STYLE: 3 - 2.0 STORIES

Single Family Residential

DEPR. BUILDING VALUE - CARD	127,280
DEPR. OB/XF VALUE - CARD	900
MARKET LAND VALUE - CARD	81,110
TOTAL MARKET VALUE - CARD	209,290
TOTAL APPRAISED VALUE - CARD	209,290
TOTAL APPRAISED VALUE - PARCEL	209,290

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	209,290

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	127,280	CODE	DATE	NO.
OBXF VALUE	900			
LAND VALUE	81,110			
PRESENT USE VALUE	0			
DEFERRED VALUE	0	ROUT: WTRSHD:		
TOTAL VALUE	209,290			

SALES DATA							
OFF. RECORD		DATE		DEED	Q/U	V/I	INDICATE
BOOK	PAGE	MO	YR	TYPE			
0520	0901	6	2023	WD	Q	I	386,000
0488	0572	2	2021	WD	Q	I	248,000
0302	0034	2	2005		X	V	255,000

HEATED AREA 1,515

NOTES

Exterior Walls	16
Wood Shingle/Bark/Log	30.00
Roofing Structure	03
Gable	7.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	5
Drywall/Sheetrock	27.00
Interior Wall Construction	6
Custom/Log Interior	0.00
Interior Floor Cover	14
Carpet	5.00
Interior Floor Cover	05
Asphalt Tile	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	2/1/1
Bedrooms	9.000
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	116.000
BUILDING ADJUSTMENTS	
Quality	3 AVERAGE 1.00
Shape/Design	3 Slight Irregular 1.05
Size	Size Size 0.99
TOTAL ADJUSTMENT FACTOR	1.040
TOTAL QUALITY INDEX	121



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	780	100	85886	19	D	SPA/TUB	1.000	0	0	1	4,500.00	100.00	—		2004	2004	S5		20	900
FCP	235	025	6496																	
FOP	280	035	10791																	
TOTAL OB/XF VALUE																				900

FIREPLACE	3 - 1 Sty	3,900
	Single/Flue	
SUBAREA TOTALS	2,833	192,849

BLDG DIMENSIONS		BAS=E35S13W35N13Area:455;WDD=E10S8W10N8Area:80;WDD=W9S5E9N5Area:45;WDD=W6S21E16N3W9N5E9N5W10N8Area:211;BAS=S13W25N13E25Area:325;FST=N7E8S7W8Area:56;FST=N7E4S7W4Area:28;F CP=N4E29S11W11N7W4S7W6N7W8Area:235;FOP=S8W11N8E11Area:88;WDD=E4N25W4S25Area:100;FOP=S5W14N5E14Area:70;FOP=S3W14N3E14Area:42;OEB=Area:325;FUS=Area:410;PTO=Area:88;FST=Area:1 15;FST=Area:80;FOP=Area:80;TotalArea:2833																
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	1.9500	+00 -05 +00 +00 +100 creek	RG	12,000.00	1.000	AC	5.070	60,840.00	60840			
WOODED ACREAGE	0160		0	0	1.3400	4	0.9500	+00 -05 +00 +00 +00	RG	4,200.00	3.800	AC	1.270	5,334.00	20269			
TOTAL MARKET LAND DATA											4.8				81109			
TOTAL PRESENT USE DATA																		
6672-02-56-0082-																	7/15/2026 5:33:48 PM.	