

42 MOUNTAIN CREEK CROSSING
542888

PLAT: 00004/02969 UNIQ ID 10067
ID NO:

Parcel ID: 6672-03-41-0690-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027 COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR15675 ALARKA/BARTLETT GLEN S/D LT16
Appraised By 05 on 02/25/2021 20900 BARTLETT GLEN

CARD NO. 1 of 1
1.2300 AC
TW-20 CI- FR-A

SRC=
AT- LAST ACTION 20260721

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE	
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	0.06000	CREDENCE TO	MARKET
Continuous/Footing	5.00	01	01	459	138	125.58	57642	2015	2015	% GOOD	94.0		
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL									Single Family Residential		
Plywood	8.00	STYLE: 1 - 1.0 STORY											
Exterior Walls	09												
Wood on Sheathing	18.00												
Roofing Structure	03												
Gable	7.00												
Roofing Cover	12												
Metal, Pre-Finish	14.00												
Interior Wall Construction	7												
Wood/T&G	30.00												
Interior Floor Cover	12												
Hardwood	10.00												
Heating Fuel	04												
Electric	2.00												
Heating Type	11												
Heatpump-Wall Unit	3.00												
Air Conditioning Type	03												
Central	5.00												
Bedrooms/Bathrooms/Half-Bathrooms	4.000												
1/1/0													
Bedrooms													
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	106.000												
BUILDING ADJUSTMENTS													
Quality	3	AVERAGE	1.00										
Shape/Design	2	Rectangle	1.00										
Size	Size	Size	1.30										
TOTAL ADJUSTMENT FACTOR	1.300												
TOTAL QUALITY INDEX	138												

DEPR. BUILDING VALUE - CARD				54,180			
DEPR. OB/XF VALUE - CARD							
MARKET LAND VALUE - CARD				80,000			
TOTAL MARKET VALUE - CARD				134,180			
TOTAL APPRAISED VALUE - CARD				134,180			
TOTAL APPRAISED VALUE - PARCEL				134,180			
TOTAL PRESENT USE VALUE - LAND				0			
TOTAL VALUE DEFERRED - PARCEL				0			
TOTAL TAXABLE VALUE - PARCEL \$				134,180			
PRIOR APPRAISAL		PERMIT					
BUILDING VALUE	54,970	CODE	DATE	NO.			
OBXF VALUE	0						
LAND VALUE	80,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL VALUE	134,970						
SALES DATA							
OFF. RECORD		DATE		DEED	Q/U	V/I	INDICATE
BOOK	PAGE	MO	YR	TYPE			SALES PRICE
0529	0386	3	2024	WD	B	I	295,000
0432	1018	9	2015	WD	A	V	65,000
0359	0867	4	2008		X	V	0
HEATED AREA 384							
NOTES							
GEN:NEW HOME UC45%,2015							
PERMIT#150326 GEN:100%,2016							

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	384	100	48223	TOTAL OB/XF VALUE																
FOP	96	035	4270																	
WDD	204	020	5149																	
SUBAREA TOTALS		684	57,642																	

BLDG DIMENSIONS	BAS=S24E9E7N24W16Area:384;WDD=E15S4W15N4Area:60;FOP=N12E8S12W8Area:96;WDD=S12E12N12W12Area:144;TotalArea:684
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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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL MOUNTAIN VIEW	0121		0	0	1.0000	0	0.8000	+00 +00 +00 +00 +00 SIZE	RG	100,000.00	1.000	LT	0.800	80,000.00	80000	0	

TOTAL MARKET LAND DATA	
1990	1,000,000
2000	1,000,000
2010	1,000,000
2020	1,000,000
2030	1,000,000
2040	1,000,000
2050	1,000,000
2060	1,000,000
2070	1,000,000
2080	1,000,000
2090	1,000,000
2100	1,000,000

TOTAL PRESENT USE DATA	
1	1
2	2
3	3
4	4
5	5
6	6
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100	100

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