

STANFIELD ANDREW

1333 PIGEON CREEK RD
540955

PLAT: 00000/00000 UNIQ ID 10102
ID NO:

Parcel ID: 6672-04-60-3114-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 02/25/2021 20901

COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-ALARKA-FRANCES TUT WOODRUFF LT 11A
FRANCES TUT WOODRUFF

CARD NO. 1 of 1
3.4100 AC
TW-20 CI- FR-AL

SRC=
AT- LAST ACTION 20211021

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM			CREDENCE TO MARKET									
Foundation	3									0.15000	CREDESCENCE TO MARKET										
Continuous/Footing	5.00	01R	01	2,153	102	92.82	203743	2006	2006	85.0	DEPR. BUILDING VALUE - CARD 173,180										
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL						Single Family Residential													
Plywood	8.00	STYLE: 2 - 1.5 Stories						DEPR. OB/XF VALUE - CARD													
Exterior Walls	10							MARKET LAND VALUE - CARD 75,820													
Aluminum/Vinyl/Canvas/Rubber Siding	18.00							TOTAL MARKET VALUE - CARD 249,000													
Roofing Structure	03							TOTAL APPRAISED VALUE - CARD 249,000													
Gable	7.00							TOTAL APPRAISED VALUE - PARCEL 249,000													
Roofing Cover	03							TOTAL PRESENT USE VALUE - LAND 0													
Asphalt/Composition Shingle	8.00							TOTAL VALUE DEFERRED - PARCEL 0													
Interior Wall Construction	5							TOTAL TAXABLE VALUE - PARCEL \$ 249,000													
Drywall/Sheetrock	23.00							PRIOR APPRAISAL			PERMIT										
Interior Floor Cover	12							BUILDING VALUE	173,180	CODE	DATE	NO.									
Hardwood	11.00							OBXF VALUE	0												
Interior Floor Cover	11							LAND VALUE	75,820												
Ceramic Tile	0.00							PRESENT USE VALUE	0												
Heating Fuel	04							DEFERRED VALUE	0	ROUT: WTRSHD:											
Electric	2.00							TOTAL VALUE	249,000												
Heating Type	10							SALES DATA													
Heat Pump	4.00							OFF. RECORD	DATE	DEED			INDICATE								
Air Conditioning Type	03							BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE						
Central	5.00							0498	0095	9	2021	WD	Q	I	265,000						
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0							0277	0826	8	2003		Q	V	0						
Bedrooms								0488	0862	3	2021	WD	C	I	0						
BAS - 1 FUS - 1 LL - 0								0463	0641	11	2018	WD	C	I	0						
Bathrooms								0229	0233	10	1999		X	V	4,500						
BAS - 1 FUS - 1 LL - 0								HEATED AREA 1,960													
Half-Bathrooms								NOTES													
BAS - 0 FUS - 0 LL - 0								GEN: HOUSE/2006/48% COMPLETE GEN: BP 40591 GEN:100% FUS,2018 PERMIT#180304													
Office																					
BAS - 0 FUS - 0 LL - 0	0																				
TOTAL POINT VALUE	102.000																				
BUILDING ADJUSTMENTS																					
Quality	3	AVERAGE	1.00																		
Shape/Design	3	Slight Irregular	1.05																		
Size	Size	Size	0.95																		
TOTAL ADJUSTMENT FACTOR	1.000																				
TOTAL QUALITY INDEX	102																				
SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,180	100	109528	TOTAL OB/XF VALUE																	
FGD	400	045	16708																		
FOP	224	035	7240																		
FUS	780	090	65160																		
WDD	64	020	1207																		
FIREPLACE	3 - 1 Sty	Single/Flue	3,900																		
SUBAREA TOTALS	2,648		203,743																		
BLDG DIMENSIONS BAS=E30N42W25S16W5S26Area:1180;FOP=S8E28N8W28Area:224;FGD=N16E25S16W25Area:400;FUS=S26E30N26W30Area:780;WDD=W8S8E8N8Area:64;TotalArea:2648																					

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	2.6000	4	0.9500	+00 -05 +00 +00 +00	RG	25,000.00	1.000	AC	2.470	61,750.00	61750	0	
WOODED ACREAGE	0160		0	0	1.4630	4	0.9500	+00 -05 +00 +00 +00	RG	4,200.00	2.410	AC	1.390	5,838.00	14070	0	
TOTAL MARKET LAND DATA											3.41			75820			
TOTAL PRESENT USE DATA																	

6672-04-60-3114-

5/22/2026 10:37:24 AM.