

FINCHER BRITTANY R 35% INT TIC & FINCHER MASON L 35% INT TIC & OTHERS

85 ARLINGTON EX
543048

PLAT: 00004/04058 UNIQ ID 40068
ID NO:

Parcel ID: 6673-07-58-6389-
SPLIT FROM ID 10333

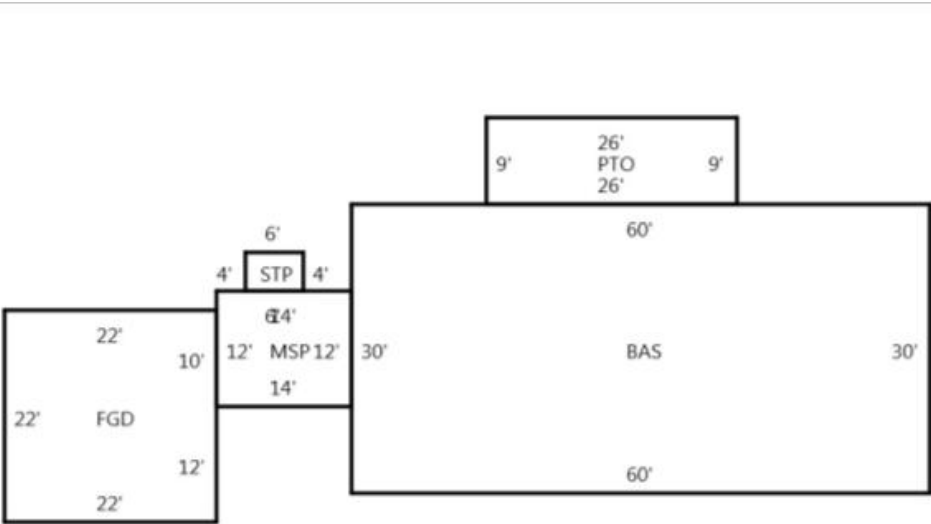
Reval Year: 2021 Tax Year: 2027
Appraised By 09 on 02/28/2023 11100 BRYSON CITY SOUTH RES/ARLINGTON HEIGHTS

COUNTY TAX (100), RESIDENTIAL FEE (1)
10-IR-6285-SCH HSE HILL1

CARD NO. 1 of 1
0.9610 AC
TW-10 CI- FR-BC

SRC= Estimated
AT- LAST ACTION 20240731

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE	
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB				
Foundation	3	01	01	2,111	101	91.91	199022	1975	1960	% GOOD	0.46000	CREDENCE TO	MARKET
Continuous/Footing	5.00										54.0		
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL								Single Family Residential		DEPR. BUILDING VALUE - CARD	
Plywood	8.00											DEPR. OB/XF VALUE - CARD	
Exterior Walls	13											MARKET LAND VALUE - CARD	
Stucco on Tile or Wood Frame	20.00											TOTAL MARKET VALUE - CARD	
Roofing Structure	03											TOTAL APPRAISED VALUE - CARD	
Gable	7.00											TOTAL APPRAISED VALUE - PARCEL	
Roofing Cover	03											TOTAL PRESENT USE VALUE - LAND	
Asphalt/Composition Shingle	8.00											TOTAL VALUE DEFERRED - PARCEL	
Interior Wall Construction	5											TOTAL TAXABLE VALUE - PARCEL \$	
Drywall/Sheetrock	23.00											PRIOR APPRAISAL	
Interior Floor Cover	14											PERMIT	
Carpet	9.00											BUILDING VALUE	
Interior Floor Cover	07											OBXF VALUE	
Vinyl Tile/Rubber/Cork	0.00											LAND VALUE	
Heating Fuel	04											PRESENT USE VALUE	
Electric	2.00											DEFERRED VALUE	
Heating Type	10											TOTAL VALUE	
Heat Pump	4.00											ROUT: WTRSHD:	
Air Conditioning Type	03											SALES DATA	
Central	5.00											OFF. RECORD	
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0											DATE	
Bedrooms	13.000											DEED TYPE	
BAS - 4 FUS - 0 LL - 0												Q/U	
Bathrooms												V/I	
BAS - 2 FUS - 0 LL - 0												INDICATE	
Half-Bathrooms												SALES PRICE	
BAS - 0 FUS - 0 LL - 0												0531 0839 6 2024 WD Q I 155,000	
Office												0529 0940 4 2024 QC E I 0	
BAS - 0 FUS - 0 LL - 0	0											0004 4058 2 2023 PL X V 0	
TOTAL POINT VALUE	104.000											HEATED AREA 1,800	
BUILDING ADJUSTMENTS												NOTES	
Quality	3	AVERAGE	1.00										
Shape/Design	2	Rectangle	1.00										
Size	Size	Size	0.97										
TOTAL ADJUSTMENT FACTOR	0.970												
TOTAL QUALITY INDEX	101												



SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,800	100	165438	TOTAL OB/XF VALUE																
FGD	484	045	20036																	
MSP	168	045	6985																	
PTO	234	005	1103																	
STP	24	020	460																	
FIREPLACE	4 - 2 Sty Sng/1 Sty Dbl		5,000																	
SUBAREA TOTALS	2,710		199,022																	

BLDG DIMENSIONS|BAS=W60N30E60S30Area:1800;MSP=W14S12E14N12Area:168;FGD=W22S22E22N12N10Area:484;PTO=N9E26S9W26Area:234;STP=S4W6N4E6Area:24;TotalArea:2710

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	1.0000	0	1.0000		RP	25,000.00	1.000	LT	1.000	25,000.00	25000		
TOTAL MARKET LAND DATA															25000		
TOTAL PRESENT USE DATA																	