

**FISCHER KEVIN ROBERT CO TRUSTEE FISCHER REBECCA LYNN CO TRUSTEE**

7 RIDGEWAY DR  
541976

PLAT: 00000/00000 UNIQ ID 10430  
ID NO:

**Parcel ID: 6673-09-15-7519-**

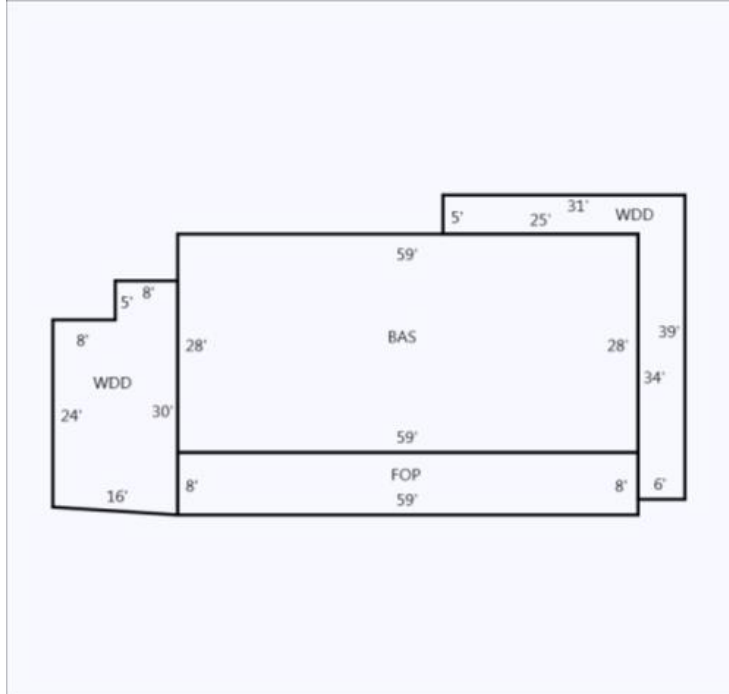
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027  
Appraised By: 07 on 01/29/2021 25600 TOWN MOUNTIAN ESTATES/RIVERWOOD

CARD NO. 1 of 1  
0.4680 AC  
TW-10 CI- FR-BC

SRC=  
AT- LAST ACTION 20230607

CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE				
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDENCE TO MARKET				
Foundation	3										0.04000	CREDESCENCE TO MARKET				
Continuous/Footing	5.00	01	01	1,975	122	111.02	219264	2017	2017	% GOOD	96.0	DEPR. BUILDING VALUE - CARD 210,490				
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL										DEPR. OB/XF VALUE - CARD 8,770				
Plywood	8.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD 30,000				
Exterior Walls	09											TOTAL MARKET VALUE - CARD 249,260				
Wood on Sheathing	18.00											TOTAL APPRAISED VALUE - CARD 249,260				
Roofing Structure	03											TOTAL APPRAISED VALUE - PARCEL 249,260				
Gable	7.00											TOTAL PRESENT USE VALUE - LAND 0				
Roofing Cover	12											TOTAL VALUE DEFERRED - PARCEL 0				
Metal, Pre-Finish	14.00											TOTAL TAXABLE VALUE - PARCEL \$ 249,260				
Interior Wall Construction	6											PRIOR APPRAISAL				
Custom/Log Interior	32.00											PERMIT				
Interior Floor Cover	12											BUILDING VALUE 210,490				
Hardwood	11.00											OBXF VALUE 8,770				
Interior Floor Cover	11											LAND VALUE 30,000				
Ceramic Tile	0.00											PRESENT USE VALUE 0				
Heating Fuel	04											DEFERRED VALUE 0				
Electric	2.00											TOTAL VALUE 249,260				
Heating Type	10											ROUT: WTRSHD:				
Heat Pump	4.00											SALES DATA				
Air Conditioning Type	03											OFF. RECORD				
Central	5.00											BOOK PAGE DATE DEED TYPE O/U V/I INDICATE SALES PRICE				
Bedrooms/Bathrooms/Half-Bathrooms	2/2/1											0490 0187 4 2021 WD Q I 300,000				
Bedrooms												0436 1043 2 2016 WD Q V 10,000				
BAS - 2 FUS - 0 LL - 0												0276 0137 7 2003 Q V 17,000				
Bathrooms												0515 0227 12 2022 WD E I 0				
BAS - 2 FUS - 0 LL - 0												SC17E 0129 12 2017 W E V 0				
Half-Bathrooms												DEATH CERT 9 2017 dc E V 0				
BAS - 1 FUS - 0 LL - 0												0448 0769 5 2017 WD C V 0				
Office												HEATED AREA 1,652				
BAS - 0 FUS - 0 LL - 0	0											NOTES				
TOTAL POINT VALUE	118.000											GEN:NEW HOME,2017 PERMIT#170238				



SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,652	100	183405	01	C	UTILSHED/STORAGE		20	10	200	24.20	0.00	-		2018	2018	S3		91	4404	
FOP	472	035	18318	55	C	GAZEBO		10	10	100	48.00	0.00	-		2018	2018	S3		91	4368	
WDD	791	020	17541																		
<b>SUBAREA TOTALS</b>	<b>2,915</b>		<b>219,264</b>	<b>TOTAL OB/XF VALUE 8772</b>																	

**BLDG DIMENSIONS** BAS=E59N28W59S28Area:1652;WDD=E6N39W31S5E25S34Area:359;WDD=NW@3.58-16.03N24E8N5E8SE@90-30Area:432;FOP=S8W59N8E59Area:472;TotalArea:2915

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		RG	30,000.00	1.000	LT	1.000	30,000.00	30000	0	
<b>TOTAL MARKET LAND DATA</b>																	
<b>TOTAL PRESENT USE DATA</b>																	