FORTNER TERRY MICHAEL & FORTNER VICKI LEE — **Parcel ID: 6673-11-65-2593-**

71 MOUNTAIN TRACE CT — PLAT: 00004/04337 UNIQ ID 40414 — SPLIT FROM ID 10532

543707 — ID NO:

COUNTY TAX (100), RESIDENTIAL FEE (1) — CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 — 20-OR-4349-A-HUGHES BRANCH — 2.1820 AC — SRC= Permit

Appraised By 05 on 10/01/2025 25300 JENKINS BRANCH/ROCKY FACE/FOX RUN RDG — TW-20 CI- FR-TK — **EX-** AT- LAST ACTION 20251114

CONSTRUCTION DETAIL

Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	07
Cement Fiber Siding	22.00
Roofing Structure	14
VAULT/TREY	12.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	5
Drywall/Sheetrock	26.00
Interior Wall Construction	7
Wood/T&G	0.00
Interior Floor Cover	20
Engineer Floor	7.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	
2/2/0	11.000
Bedrooms	
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	116.000

BUILDING ADJUSTMENTS

Quality	5	GOOD/CUSTOM	1.25
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.13
TOTAL ADJUSTMENT FACTOR			1.410
TOTAL QUALITY INDEX			164

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01R	01	1,057	164	149.24	162622	2025	2025

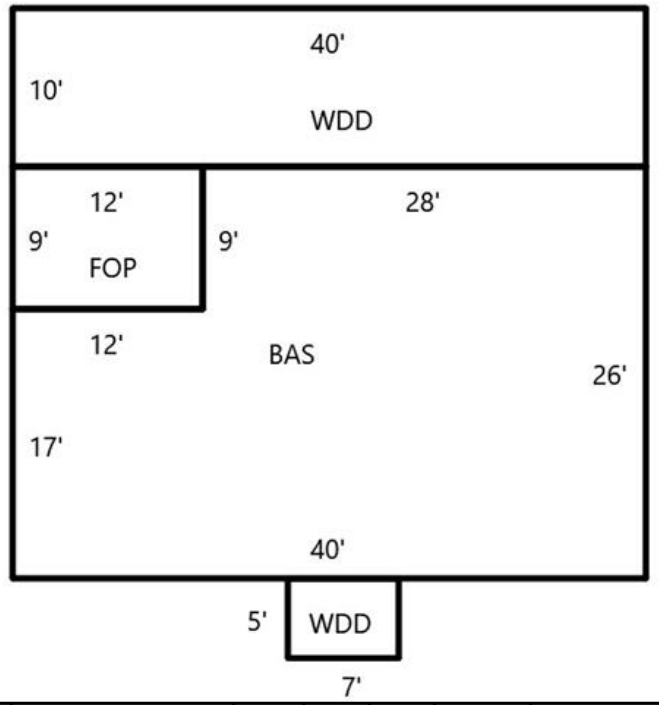
TYPE: SINGLE FAMILY RESIDENTIAL-RURAL

STYLE: 1 - 1.0 STORY

DEPRECIATION

NORM	0.01000
% GOOD	99.0

Single Family Residential



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	161,000
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	50,000
TOTAL MARKET VALUE - CARD	211,000
TOTAL APPRAISED VALUE - CARD	211,000
TOTAL APPRAISED VALUE - PARCEL	211,000
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	211,000

PRIOR APPRAISAL

BUILDING VALUE	0
OBXF VALUE	0
LAND VALUE	0
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	0

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0542	0278	5	2025	WD	Q	V	10,000
0004	3972	7	2022	PL	X	V	0
0279	0932	9	2003	WD	C	V	0
0230	0732	12	1999	WD	C	V	0

HEATED AREA 932

NOTES

HOME C/O 09-26-25

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	932	100	139092
FOP	108	035	5671
WDD	435	020	12984
FIREPLACE	3 - 1 Sty Single/Flue		4,875
SUBAREA TOTALS	1,475		162,622

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																

BLDG DIMENSIONS BAS=S26W40N17E12N9E28Area:932;FOP=S9W12N9E12Area:108;WDD=N10E40S10W40Area:400;WDD=E7N5W7S5Area:35;TotalArea:1475

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 MOUNTAIN VIEW	0121		0	0	1.0000	0	1.0000	+00 +00 +00 +00 +00	RP	50,000.00	1.000	LT	1.000	50,000.00	50000		
TOTAL MARKET LAND DATA															50000		
TOTAL PRESENT USE DATA																	