

FORTNER HEIRS LLC

740 ARLINGTON AV
542848

PLAT: 00000/00000 UNIQ ID 10586
ID NO:

Parcel ID: 6673-11-67-5241-

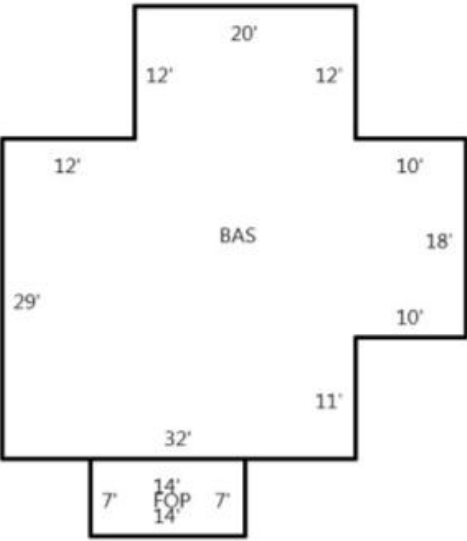
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 02/25/2021 11100 BRYSON CITY SOUTH RES/ARLINGTON HEIGHTS

COUNTY TAX (100), RESIDENTIAL FEE (2)
10-OR-2277-ARLINGTON

CARD NO. 1 of 2
1.0200 AC
TW-10 CI- FR-BC

SRC=
AT- LAST ACTION 20240308

CONSTRUCTION DETAIL				MARKET VALUE					DEPRECIATION			CORRELATION OF VALUE											
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.61000	CREDENCE TO MARKET										
Continuous/Footing	5.00	01	01	1,382	90	81.90	113186	1960	1960	% GOOD		39.0	DEPR. BUILDING VALUE - CARD 44,140										
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL STYLE: 1 - 1.0 Story										Single Family Residential											
Plywood	8.00																						
Exterior Walls	09													DEPR. OB/XF VALUE - CARD									
Wood on Sheathing	18.00													MARKET LAND VALUE - CARD 50,000									
Roofing Structure	03													TOTAL MARKET VALUE - CARD 94,140									
Gable	7.00													TOTAL APPRAISED VALUE - CARD 94,140									
Roofing Cover	12													TOTAL APPRAISED VALUE - PARCEL 121,460									
Metal, Pre-Finish	14.00													TOTAL PRESENT USE VALUE - LAND 0									
Interior Wall Construction	5													TOTAL VALUE DEFERRED - PARCEL 0									
Drywall/Sheetrock	19.00													TOTAL TAXABLE VALUE - PARCEL \$ 121,460									
Interior Wall Construction	4													PRIOR APPRAISAL									
Plywood Panel	0.00													PERMIT									
Interior Floor Cover	14													BUILDING VALUE 71,240									
Carpet	9.00													OBXF VALUE 220									
Heating Fuel	02													LAND VALUE 50,000									
Oil, Wood or Coal	1.00													PRESENT USE VALUE 0									
Heating Type	01													DEFERRED VALUE 0									
None	0.00													TOTAL VALUE 121,460									
Air Conditioning Type	01													ROUT: WTRSHD:									
None	0.00													SALES DATA									
Bedrooms/Bathrooms/Half-Bathrooms	3/1/0													OFF. RECORD									
Bedrooms	8.000													DATE									
BAS - 3 FUS - 0 LL - 0		DEED																					
Bathrooms		BOOK																					
BAS - 1 FUS - 0 LL - 0		PAGE																					
Half-Bathrooms		MO																					
BAS - 0 FUS - 0 LL - 0		YR																					
Office		TYPE																					
BAS - 0 FUS - 0 LL - 0	0	Q/U																					
TOTAL POINT VALUE	89.000	V/I																					
BUILDING ADJUSTMENTS		INDICATE																					
Quality	2	SALES PRICE																					
Shape/Design	4	0527																					
Size	Size	0412																					
TOTAL ADJUSTMENT FACTOR	1.010	1																					
TOTAL QUALITY INDEX	90	2024																					
SUBAREA		WD																					
TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE			
BAS	1,348	100	110401	HEATED AREA 1,348																			
FOP	98	035	2785	NOTES																			
SUBAREA TOTALS		1,446	113,186	GEN:CORRECTED PHYSICAL ADDRESS,2018																			

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CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE					
Foundation	4	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		0.61000		CREDENCE TO	MARKET
Spread Footing	6.00	01	01	909	84	76.44	69484	1960	1960	% GOOD		39.0			
Sub Floor System	2	TYPE: SINGLE FAMILY RESIDENTIAL								Single Family Residential					
Slab on Grade-Residential/Commercial	5.00	STYLE: 1 - 1.0 Story													
Exterior Walls	13	24' 36' BAS 36' 24' 7' 16' MOP 16' 7'													
Stucco on Tile or Wood Frame	20.00														
Roofing Structure	03														
Gable	7.00														
Roofing Cover	03														
Asphalt/Composition Shingle	8.00														
Interior Wall Construction	4														
Plywood Panel	16.00														
Interior Floor Cover	07														
Vinyl Tile/Rubber/Cork	9.00														
Heating Fuel	04														
Electric	2.00														
Heating Type	08														
Radiant - Electric	1.00														
Air Conditioning Type	01														
None	0.00														
Bedrooms/Bathrooms/Half-Bathrooms															
2/1/0	7.000														
Bedrooms															
BAS - 2 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		81.000													
BUILDING ADJUSTMENTS															
Quality	2	BELOW AVERAGE	0.90												
Shape/Design	2	Rectangle	1.00												
Size	Size	Size	1.16												
TOTAL ADJUSTMENT FACTOR		1.040													
TOTAL QUALITY INDEX		84													

DEPR. BUILDING VALUE - CARD		27,100					
DEPR. OB/XF VALUE - CARD		220					
MARKET LAND VALUE - CARD		0					
TOTAL MARKET VALUE - CARD		27,320					
TOTAL APPRAISED VALUE - CARD		27,320					
TOTAL APPRAISED VALUE - PARCEL		121,460					
TOTAL PRESENT USE VALUE - LAND		0					
TOTAL VALUE DEFERRED - PARCEL		0					
TOTAL TAXABLE VALUE - PARCEL \$		121,460					
PRIOR APPRAISAL				PERMIT			
BUILDING VALUE		71,240		CODE	DATE	NO.	
OBXF VALUE		220					
LAND VALUE		50,000					
PRESENT USE VALUE		0					
DEFERRED VALUE		0		ROUT: WTRSHD:			
TOTAL VALUE		121,460					
SALES DATA							
OFF. RECORD		DATE		DEED			
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	INDICATE
0527	0412	1	2024	WD	E	I	SALES PRICE
0							
HEATED AREA 864							
NOTES							
GEN:CORRECTED PHYSICAL ADDRESS,2018							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	864	100	66044	24	D	SHED		16	8	128	8.50	100.00	2		2000	2000	S5		20	218	
MOP	112	040	3440																		
SUBAREA TOTALS	976	69,484		TOTAL OB/XF VALUE																	218

BLDG DIMENSIONS|BAS=S36W24N36E24Area:864;MOP=S7W16N7E16Area:112;TotalArea:976

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
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

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