TWIGG MONICA R
2076 FONTANA RD
542041

Parcel ID: 6674-01-18-4016-
PLAT: 00000/00000 UNIQ ID 10764
ID NO:
SPLIT FROM ID

COUNTY TAX (100), OVRNGT RENT FEE (1)
Reval Year: 2021 Tax Year: 2027 20-OR-CHARLESTON PLACE BLACK BEAR CROSSING LT 6
Appraised By 07 on 02/17/2021 23804 CHARLESTON OVERLOOK

CARD NO. 1 of 1
0.7850 AC
TW-20 CI- FR-TK

SRC= Pictometry Review
EX- AT- LAST ACTION 20231219

CONSTRUCTION DETAIL

Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	16
Wood Shingle/Bark/Log	30.00
Roofing Structure	06
Irregular/Cathedral	14.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	5
Drywall/Sheetrock	23.00
Interior Floor Cover	12
Hardwood	9.00
Interior Floor Cover	14
Carpet	0.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/2/0	12.000
Bedrooms	
BAS - 3 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	126.000

BUILDING ADJUSTMENTS

Quality	4	ABOVE AVERAGE	1.10
Shape/Design	3	Slight Irregular	1.05
TOTAL ADJUSTMENT FACTOR			1.160
TOTAL QUALITY INDEX			146

MARKET VALUE

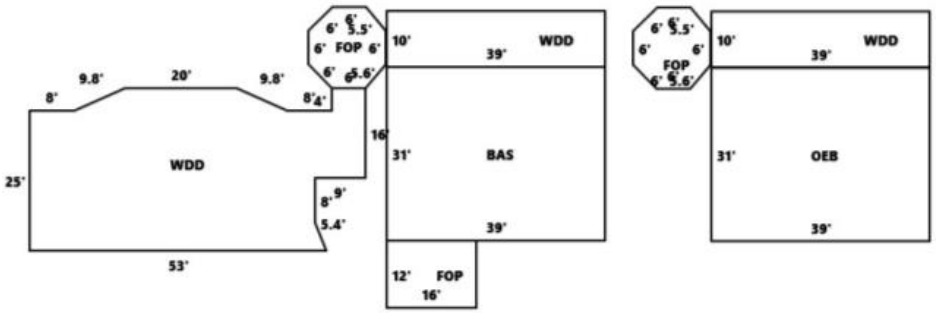
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	2,520	146	132.86	351307	2004	2004

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 5 - RANCH W/BASEMENT

DEPRECIATION

NORM	0.17000
% GOOD	83.0

Single Family Residential



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	291,590
DEPR. OB/XF VALUE - CARD	6,460
MARKET LAND VALUE - CARD	76,540
TOTAL MARKET VALUE - CARD	374,590
TOTAL APPRAISED VALUE - CARD	374,590
TOTAL APPRAISED VALUE - PARCEL	374,590
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	374,590

PRIOR APPRAISAL	
BUILDING VALUE	256,670
OBXF VALUE	1,830
LAND VALUE	40,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	298,500

PERMIT			
CODE	DATE	NO.	

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0516	0099	1	2023	WD	Q	I	585,000
0471	0853	10	2019	WD	Q	I	375,000
0275	0995	7	2003		Q	V	25,000
0275	0993				Q	V	0
0526	0287	12	2023	WD	E	I	0
0522	0529	8	2023	WD	E	I	0
0454	0318	12	2017	WD	C	I	0
0433	0458	9	2015	WD	C	I	0
0404	0102	8	2012	WD	I	I	0
0399	0197	1	2012	STD	I	I	0
0348	0071	6	2007		X	V	420,000
0309	1023	7	2005		X	V	330,000
0290	0176	5	2004		X	V	124,500

HEATED AREA 2,418

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,209	100	160628
FOP	526	035	24446
OEB	1,209	055	88352
WDD	2,308	020	61381
FIREPLACE	7 - 2 or more Mass/Stone		16,500
SUBAREA TOTALS	5,252		351,307

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01	C	UTILSHED/STORAGE		12	8	96	24.20	0.00	_	0.00	2015	2015	S3		82	1905
19	C	SPA/TUB		0	0	1	6,500.00	0.00	_	0.00	2015	2015	S5		70	4550
TOTAL OB/XF VALUE																6455

BLDG DIMENSIONS BAS=N31E39S31W39Area:1209;FOP=S12E16N12W16Area:192;WDD=W39S10E39N10Area:390;FOP=W6NW@45.67-6.01N6NE@44.33-6.01E6SE@50.35-5.51S6SW@49.62-5.59Area:167.14;WDD=W53N25E8NE@23.96-9.85E20SE@23.96-9.85E8N4E6S16W9S8SE@68.2-5.39Area:1528;OEB=N31E39S31W39Area:1209;WDD=W39S10E39N10Area:390;FOP=W6NW@45.67-6.01N6NE@44.33-6.01E6SE@50.35-5.51S6SW@49.62-5.59Area:167.14;TotalArea:5252.28

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	2.6900	4	1.4500	+00 -05 +50 +00 +00 VIEW	RG	25,000.00	0.785	AC	3.900	97,500.00	76538	0	
TOTAL MARKET LAND DATA											0.785				76538		
TOTAL PRESENT USE DATA																	