

DSK DEVELOPMENT LLC

FRANKLIN GROVE CHURCH RD
542871

PLAT: 00004/04197 UNIQ ID 37923
ID NO:

Parcel ID: 6674-13-03-6251-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 09 on 03/01/2024 23900
COUNTY TAX (100)
20-OR-3274-BRYSON BR
HIGHSCHOOL/BALL TOWN

CARD NO. 1 of 1
1.5000 AC
TW-20 CI- FR-TK

SRC= Owner
AT- LAST ACTION 20250213

| CONSTRUCTION DETAIL | | | | MARKET VALUE | | | | | | DEPRECIATION | | | CORRELATION OF VALUE | | | | | | | | | | | |
|-------------------------|-------------|------|-----------|--------------|-----------|-----|-------------|----------|--|--------------|--|---------------------------------|----------------------|---------------|--------|-----|--|--------|--|--|--|--|--|--|
| TOTAL POINT VALUE | USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | | NORM | | CREDENCE TO MARKET | | | | | | | | | | | | |
| 0 | 97V | 00 | | | | | | | | % GOOD | | | | | | | | | | | | | | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL ADJUSTMENT FACTOR | VACANT LAND | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL QUALITY INDEX | STYLE: | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | DEPR. BUILDING VALUE - CARD | | | | | | 0 | | | | | | |
| | | | | | | | | | | | | DEPR. OB/XF VALUE - CARD | | | | | | | | | | | | |
| | | | | | | | | | | | | MARKET LAND VALUE - CARD | | | | | | 47,930 | | | | | | |
| | | | | | | | | | | | | TOTAL MARKET VALUE - CARD | | | | | | 47,930 | | | | | | |
| | | | | | | | | | | | | TOTAL APPRAISED VALUE - CARD | | | | | | 47,930 | | | | | | |
| | | | | | | | | | | | | TOTAL APPRAISED VALUE - PARCEL | | | | | | 47,930 | | | | | | |
| | | | | | | | | | | | | TOTAL PRESENT USE VALUE - LAND | | | | | | 0 | | | | | | |
| | | | | | | | | | | | | TOTAL VALUE DEFERRED - PARCEL | | | | | | 0 | | | | | | |
| | | | | | | | | | | | | TOTAL TAXABLE VALUE - PARCEL \$ | | | | | | 47,930 | | | | | | |
| | | | | | | | | | | | | PRIOR APPRAISAL | | | PERMIT | | | | | | | | | |
| | | | | | | | | | | | | BUILDING VALUE | 0 | CODE | DATE | NO. | | | | | | | | |
| | | | | | | | | | | | | OBXF VALUE | 0 | | | | | | | | | | | |
| | | | | | | | | | | | | LAND VALUE | 35,110 | | | | | | | | | | | |
| | | | | | | | | | | | | PRESENT USE VALUE | 0 | | | | | | | | | | | |
| | | | | | | | | | | | | DEFERRED VALUE | 0 | ROUT: WTRSHD: | | | | | | | | | | |
| | | | | | | | | | | | | TOTAL VALUE | 35,110 | | | | | | | | | | | |
| | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | |
| OFF. RECORD | | DATE | | DEED | | | | INDICATE | | | | | | | | | | | | | | | | |
| BOOK | PAGE | MO | YR | TYPE | O/U | V/I | SALES PRICE | | | | | | | | | | | | | | | | | |
| 0528 | 0988 | 3 | 2024 | WD | K | V | 117,000 | | | | | | | | | | | | | | | | | |
| 0331 | 0043 | 7 | 2006 | | X | V | 0 | | | | | | | | | | | | | | | | | |
| 0291 | 0821 | 6 | 2004 | | X | V | 50,000 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | HEATED AREA | | | | | | | | | | | | |
| | | | | | | | | | | | | NOTES | | | | | | | | | | | | |

| SUBAREA | | | | CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |
|-----------------|---------|--|--------|------|---------|-------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|-----|---------|-----|--------|-------------------|
| TYPE | GS AREA | | RPL CS | | | | | | | | | | | | | | | | | |
| SUBAREA TOTALS | | | | 0 | | | | | | | | | | | | | | | | |
| BLDG DIMENSIONS | | | | | | | | | | | | | | | | | | | | |

| 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 | 2.6000 | 4 | 1.0000 | +00 +00 +00 +00 +00 | RP | 15,000.00 | 1.000 | AC | 2.600 | 39,000.00 | 39000 | 0 | |
| OPEN ACREAGE | 0150 | | 0 | 0 | 2.1000 | 4 | 1.0000 | +00 +00 +00 +00 +00 | RP | 8,500.00 | 0.500 | AC | 2.100 | 17,850.00 | 8925 | | |
| TOTAL MARKET LAND DATA | | | | | | | | | | | 1.5 | | | | 47925 | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | |