JOHNSTON TAMMY JERNIGAN (JT W/ROS) & SMITH JORDAN MICHAEL (JT W/ROS) **Parcel ID: 6674-15-52-9619-**

140 DUNBAR ST — PLAT: 00001/0036B UNIQ ID 11299 — SPLIT FROM ID

543331 — ID NO:

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

Reval Year: 2021 Tax Year: 2027 — 10-IR-4843-TIPTON HGHTS S/D LT1 BK C — 0.2800 AC — SRC= Pictometry Review

Appraised By 05 on 08/28/2020 10500 NORTH BRYSON RES/COMM — TW-10 CI- FR-BC — **EX-** AT- LAST ACTION 20241218

CONSTRUCTION DETAIL

Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	22
Stone/Marble	40.00
Roofing Structure	04
Hip	8.00
Roofing Cover	03
Asphalt/Composition Shingle	8.00
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	
2/2/1	12.000
Bedrooms	
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	124.000

BUILDING ADJUSTMENTS

Quality	4	ABOVE AVERAGE	1.10
Shape/Design	2	Rectangle	1.00
Size	Size	Size	0.87
TOTAL ADJUSTMENT FACTOR			0.960
TOTAL QUALITY INDEX			119

MARKET VALUE

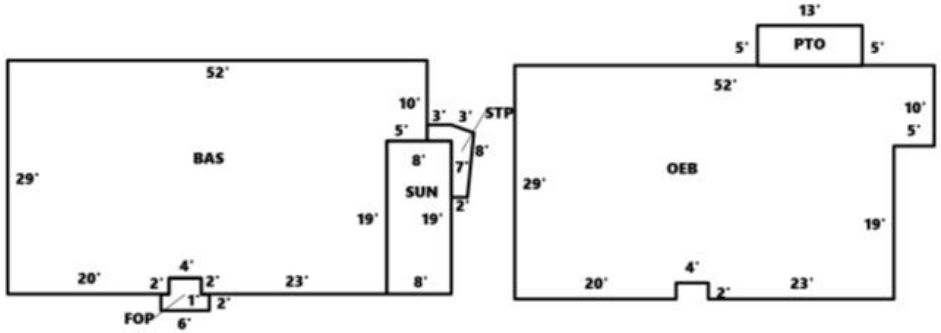
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	2,330	119	108.29	257815	1975	1953

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

DEPRECIATION

NORM	0.46000
% GOOD	54.0

Single Family Residential



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	139,220
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	30,000
TOTAL MARKET VALUE - CARD	169,220
TOTAL APPRAISED VALUE - CARD	169,220
TOTAL APPRAISED VALUE - PARCEL	169,220
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	169,220

PRIOR APPRAISAL	
BUILDING VALUE	139,220
OBXF VALUE	0
LAND VALUE	30,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	169,220

PERMIT			
CODE	DATE	NO.	

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0536	0566	11	2024	WD	Q	I	455,000
0440	0416	7	2016	WD	Q	I	180,000
0515	0791	12	2022	SW	E	I	0
0492	0799	6	2021	QC	E	I	0
0430	1058	6	2015	WD	C	I	0
DEATH	CERT	11	2011	dc		I	0
0183	0194	9	1993		X	V	0

HEATED AREA 2,962

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,405	100	152147
FOP	20	035	758
OEB	1,405	055	83708
PTO	65	005	325
STP	26	020	541
SUN	152	090	14836
FIREPLACE	4 - 2 Sty Sng/1 Sty Dbl		5,500
SUBAREA TOTALS	3,073		257,815

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=W23N2W4S2W20N29E52S10W5S19Area:1405;SUN=W8N19E8S19Area:152;FOP=W6N2E1N2E4S2E1S2Area:20;PTO=W13S5E13N5Area:65;STP=W3S2E3S7E2NE@84.29-8.04NW@19.65-2.97Area:26.6;OEB=W23N2W4S2W20N29E52S10W5S19Area:1405;TotalArea:3073.6

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		PS	30,000.00	1.000	LT	1.000	30,000.00	30000		
TOTAL MARKET LAND DATA															30000		
TOTAL PRESENT USE DATA																	