

BAILIE PHILIP G & SHIRLEY AS TRUSTEE OF THE BAILIE FAMILY TRUST

255 BAILEY AV
535270

NN: 08 - DIVISION OF REAL ESTATE
COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-2674-DEEP CR LOTS 6, 7

Reval Year: 2021 Tax Year: 2027

Appraised By 01 on 05/20/2026 24800 DEEP CREEK SENIC ACRES

PLAT: 00004/04528 UNIQ ID 40535

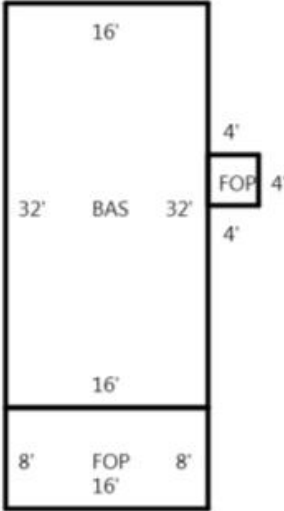
ID NO:

CARD NO. 1 of 1
1.1860 AC
TW-20 CI- FR-TK

Parcel ID: 6675-00-61-6109-

SPLIT FROM ID 38397

SRC=
AT- LAST ACTION 20260520

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE																	
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.35000	CREDENCE TO	MARKET															
Continuous/Footing	5.00	01	01	562	124	112.84	63416	1986	1976	% GOOD		65.0																	
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL							Single Family Residential																				
Plywood	8.00																												
Exterior Walls	06																												
Board & Batten/Plywood/T-111	16.00																												
Roofing Structure	14																												
VAULT/TREY	12.00																												
Roofing Cover	03																												
Asphalt/Composition Shingle	8.00																												
Interior Wall Construction	7																												
Wood/T&G	30.00																												
Interior Floor Cover	07																												
Vinyl Tile/Rubber/Cork	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	2/1/0														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	106.000																												
BUILDING ADJUSTMENTS																													
Quality	2	BELOW AVERAGE	0.90																										
Shape/Design	2	Rectangle	1.00																										
Size	Size	Size	1.30																										
TOTAL ADJUSTMENT FACTOR																	1.170												
TOTAL QUALITY INDEX																	124												

PRIOR APPRAISAL				PERMIT			
BUILDING VALUE	0	CODE	DATE	NO.			
OBXF VALUE	0						
LAND VALUE	0						
PRESENT USE VALUE	0	ROUT: WTRSHD:					
DEFERRED VALUE	0						
TOTAL VALUE	0						
SALES DATA							
OFF. RECORD	DATE	DEED				INDICATE	
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
HEATED AREA 512							
NOTES							
GEN: GENERAL MEMO GEN: SP RING DRIED UP NO WATER TO DWL GEN: VACANT GV GEN: GENERAL MEMO GEN: SPRING							

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	PCT	RPL CS																	
BAS	512	100	57774	TOTAL OB/XF VALUE																
FOP	144	035	5642																	
SUBAREA TOTALS		656	63,416																	

BLDG DIMENSIONS|BAS=W16N32E16S32Area:512;FOP=S8E16N8W16Area:128;FOP=E4S4W4N4Area:16;TotalArea:656

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		RG	75,000.00	1.000	LT	1.000	75,000.00	75000		1.186
TOTAL MARKET LAND DATA															75000		
TOTAL PRESENT USE DATA																	

6675-00-61-6109- 7/23/2026 12:56:12 AM.