

MCATEE PERRY & MCATEE SHANNON ETAL

2277 DEEP GAP RD
540024

PLAT: 00000/00000 UNIQ ID 12012
ID NO:

Parcel ID: 6680-00-49-5440-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 02/25/2021 20800 ALARKA/DEEP GAP/UNA

COUNTY TAX (100), OVRNGT RENT FEE (1)

20-OR-3288-ALARKA

CARD NO. 1 of 1
0.7370 AC
TW-20 CI- FR-AL

SRC= Pictometry Review
AT- LAST ACTION 20210506

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE			
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM				
Foundation	4	01R	01	661	164	149.24	98647	2012	2002	% GOOD	91.0				
Spread Footing	6.00														
Sub Floor System	4														
Plywood	8.00														
Exterior Walls	17														
Cedar,Redwood or D-Log Siding	25.00														
Roofing Structure	14														
VAULT/TREY	12.00														
Roofing Cover	12														
Metal, Pre-Finish	14.00														
Interior Wall Construction	7														
Wood/T&G	30.00														
Interior Floor Cover	12														
Hardwood	9.00														
Interior Floor Cover	14														
Carpet	0.00														
Heating Fuel	04														
Electric	2.00														
Heating Type	13														
Mini Split/HP W/Unit	3.00														
Air Conditioning Type	06														
Mini-Split	4.00														
Bedrooms/Bathrooms/Half-Bathrooms	2/1/0														
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	120.000														
BUILDING ADJUSTMENTS															
Quality	3	AVERAGE	1.00												
Shape/Design	3	Slight Irregular	1.05												
Size	Size	Size	1.30												
TOTAL ADJUSTMENT FACTOR	1.370														
TOTAL QUALITY INDEX	164														

28'

12'

16'

WDD

12.4'

6'

20'

BAS

FOP

28'

PRIOR APPRAISAL				PERMIT			
BUILDING VALUE	89,770	CODE	DATE	NO.			
OBXF VALUE	2,370						
LAND VALUE	40,980						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	133,120						
ROUT: WTRSHD:							

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0481	0986	9	2020	WD	Q	I	134,000
0384	0121	5	2010		X	V	0
0349	0441	7	2007		X	V	123,500
0262	0543	9	2002		X	V	68,500

HEATED AREA 560

NOTES

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	560	100	83574	01	B	UTILSHED/STORAGE	1.000	12	10	120	34.10	100.00		0.00	2007	2007	S3		58	2373
FOP	168	035	8805																	
WDD	210	020	6268																	
TOTAL OB/XF VALUE																				2373

SUBAREA TOTALS		938	98,647
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BLDG DIMENSIONS|BAS=S20E28N20W28Area:560;FOP=S6E28N6W28Area:168;WDD=N19W12S16SE@14.04-12.37Area:210;TotalArea:938

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	2.7800	4	1.0000	+00 +00 +00 +00 +00	RP	20,000.00	0.737	AC	2.780	55,600.00	40977	0	
TOTAL MARKET LAND DATA											0.737				40977		
TOTAL PRESENT USE DATA																	

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8/29/2026 11:13:27 PM.