

C LEE HOLDINGS LLC

350 DEEP GULLY RD
543270

PLAT: 00000/00000 UNIQ ID 12061
ID NO:

Parcel ID: 6680-00-77-6169-

SPLIT FROM ID

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

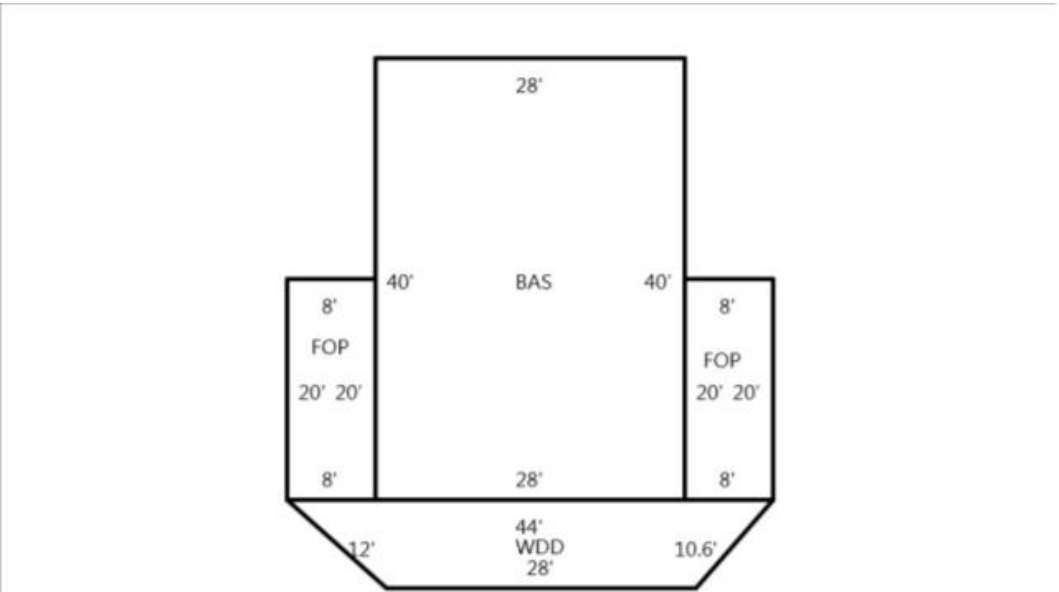
COUNTY TAX (100), OVRNGT RENT FEE (1)
20-OR-6700-ALARKA LITTLE LAUREL

CARD NO. 1 of 1
1.0090 AC
TW-20 CI- FR-AL

SRC=
AT- LAST ACTION 20241210

CONSTRUCTION DETAIL										DEPRECIATION		CORRELATION OF VALUE				
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.15000	CREDENCE TO MARKET				
Foundation	3															
Continuous/Footing	5.00	01R	01	1,895	139	126.49	243988	2006	2006	% GOOD	85.0					
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL										DEPR. BUILDING VALUE - CARD				
Plywood	8.00	STYLE: 2 - 1.5 Stories										DEPR. OB/XF VALUE - CARD				

Exterior Walls	22
Stone/Marble	35.00
Exterior Walls	16
Wood Shingle/Bark/Log	0.00
Roofing Structure	03
Gable	7.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	5
Drywall/Sheetrock	27.00
Interior Wall Construction	6
Custom/Log Interior	0.00
Interior Floor Cover	12
Hardwood	10.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	3/2/1
Bedrooms	13.000
BAS - 3 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	130.000
BUILDING ADJUSTMENTS	
Quality	4
Shape/Design	2
Size	Size
TOTAL ADJUSTMENT FACTOR	1.070
TOTAL QUALITY INDEX	139



DEPR. BUILDING VALUE - CARD		207,390
DEPR. OB/XF VALUE - CARD		2,280
MARKET LAND VALUE - CARD		49,850
TOTAL MARKET VALUE - CARD		259,520
TOTAL APPRAISED VALUE - CARD		259,520
TOTAL APPRAISED VALUE - PARCEL		259,520

TOTAL PRESENT USE VALUE - LAND		0
TOTAL VALUE DEFERRED - PARCEL		0
TOTAL TAXABLE VALUE - PARCEL \$		259,520

PRIOR APPRAISAL				PERMIT			
BUILDING VALUE	207,390	CODE	DATE	NO.			
OBXF VALUE	2,280						
LAND VALUE	49,850						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	259,520						

SALES DATA							
OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE		
BOOK	PAGE	MO	YR	TYPE	SALES PRICE		
0519	0719	5	2023	WD	Q	I	400,000
0496	0207	8	2021	WD	Q	I	310,000
0535	0522	10	2024	WD	E	I	0
0327	0092	4	2006		X	V	267,000

HEATED AREA 1,792

NOTES

GEN: GENERAL MEMO GEN: NE
W CONSTRUCTION NEW: NEW C
ONSTRUCTION NEW: HOUSE/20
06 NEW: BP 50673 GEN: GEN

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	1,120	100	141669	19	C	SPA/TUB	1.000	0	0	1	6,500.00	100.00	-	0.00	2008	2008	S5		35	2275
FOP	320	035	14167	TOTAL OB/XF VALUE																
FUS	672	090	76526																	
WDD	288	020	7336																	

FIREPLACE		3 - 1 Sty	4,290
SUBAREA TOTALS		2,400	243,988

BLDG DIMENSIONS|BAS=W28N40E28S40Area:1120;FOP=W8N20E8S20Area:160;FOP=W8N20E8S20Area:160;WDD=SW@48.81-10.63W28NW@41.63-12.04E44Area:288;FUS=Area:672;TotalArea:2400

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	2.6000	4	0.9500	+00 -05 +00 +00 +00	RG	20,000.00	1.009	AC	2.470	49,400.00	49845	0	

TOTAL MARKET LAND DATA											1.009				49845		
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TOTAL PRESENT USE DATA																	
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7/16/2026 2:42:32 AM.