

DUBOSE ROBERT J & DUBOSE CHRISTINA M

241 GOLDEN HAWK DR
540476

PLAT: 00003/01260 UNIQ ID 12115
ID NO:

Parcel ID: 6681-00-07-2411-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 12/10/2020 21500 ALARKA CREEK PROPERTIES

COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-3679-ALARKA CREEK PROPERTIES LT 85

CARD NO. 1 of 1
5.7100 AC
TW-20 CI- FR-AL

SRC= Permit
AT- LAST ACTION 20240117

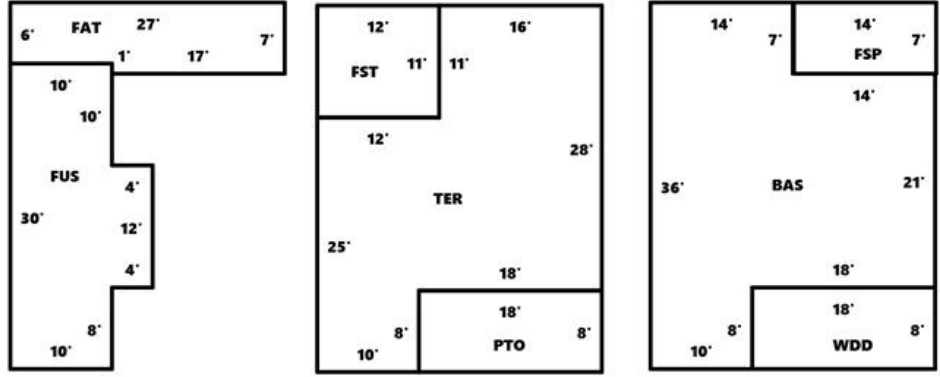
CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	07
Cement Fiber Siding	22.00
Roofing Structure	06
Irregular/Cathedral	14.00
Roofing Cover	10
310 Shingle	10.00
Interior Wall Construction	5
Drywall/Sheetrock	26.00
Interior Wall Construction	7
Wood/T&G	0.00
Interior Floor Cover	20
Engineer Floor	7.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	2/3/0
Bedrooms	12.000
BAS - 1 FUS - 1 LL - 0	
Bathrooms	
BAS - 1 FUS - 1 LL - 1	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	115,000

MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB				
01R	01	1,456	163	148.33	234719	2023	2022	% GOOD	NORM	0.01000	99.0

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL
STYLE: 4 - 2.5 STORIES OR MORE

Single Family Residential

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	232,370
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	52,500
TOTAL MARKET VALUE - CARD	284,870
TOTAL APPRAISED VALUE - CARD	284,870
TOTAL APPRAISED VALUE - PARCEL	284,870
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	284,870



PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	OBXF VALUE	CODE	DATE NO.
0	0		
35,000			
0			
0			
35,000			

SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0488	0964	3	2021	WD	Q	V	50,000
0245	0264	6	2001		X	V	37,500

ROUT: WTRSHD:
HEATED AREA 1,293
NOTES
HOME C/O 9-27-23

BUILDING ADJUSTMENTS			
Quality	5	GOOD/CU STOM	1.25
Shape/Design	4	Moderate Irregular	1.10
Size	Size	Size	1.03
TOTAL ADJUSTMENT FACTOR	1.420		
TOTAL QUALITY INDEX	163		

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	766	100	113621
FAT	179	050	13350
FSP	98	040	5785
FST	132	050	9790
FUS	348	090	46427
PTO	144	005	1038
TER	732	020	21656
WDD	144	020	4302
FIREPLACE	7 - 2 or more Mass/Stone		18,750
SUBAREA TOTALS	2,543		234,719

TYPE	GS AREA	PCT	RPL CS	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: FUS=S10E4S12W4S8W10N30E10Area:348;FAT=N6E27S7W17N1W10Area:179;TER=N11E16S28W18S8W10N25E12Area:732;FST=W12N11E12S11Area:132;BAS=S21W18S8W10N36E14S7E14Area:766;FSP=S7E14N7W14Area:98;WDD=S8E18N8W18Area:144;PTO=S8E18N8W18Area:144;TotalArea:2543

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	1.5000	+00 +00 +00 +00 +00 SIZE	RP	35,000.00	1.000	LT	1.500	52,500.00	52500	0	
TOTAL MARKET LAND DATA															52500		
TOTAL PRESENT USE DATA																	