

PERCH HILL COTTAGE LLC

171 FORTNER RD
540960

PLAT: 00000/00000 UNIQ ID 12391
ID NO:

Parcel ID: 6683-01-17-7030-

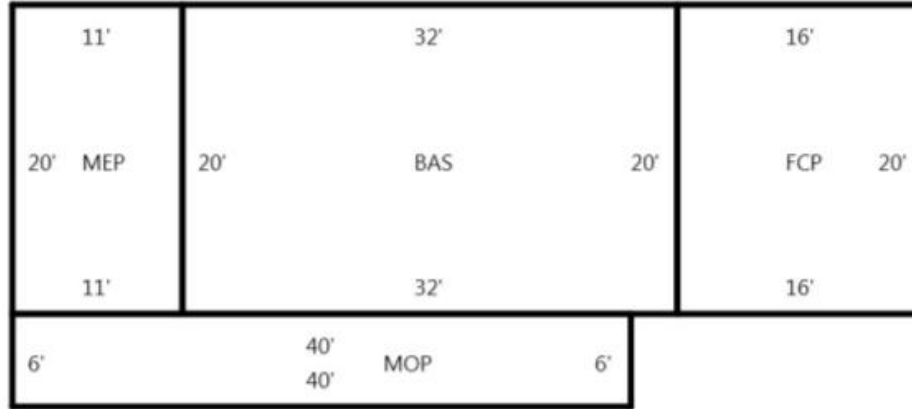
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 01/22/2021 20100 KIRKLAND/SHEPHERDS CRK/ICE PLANT AREA

CARD NO. 1 of 1
1.5710 AC
TW-20 CI- FR-TK

SRC=
AT- LAST ACTION 20211022

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.43000	CREDENCE TO MARKET			
Foundation	4														
Spread Footing	6.00	01R	01	981	140	127.40	128879	1978	1978	% GOOD	57.0				
Sub Floor System	2	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL										DEPR. BUILDING VALUE - CARD 73,460			
Slab on Grade-Residential/Commercial	5.00	STYLE: 1 - 1.0 STORY										DEPR. OB/XF VALUE - CARD 1,370			
Exterior Walls	22											MARKET LAND VALUE - CARD 20,000			
Stone/Marble	40.00											TOTAL MARKET VALUE - CARD 94,830			
Roofing Structure	03											TOTAL APPRAISED VALUE - CARD 94,830			
Gable	7.00											TOTAL APPRAISED VALUE - PARCEL 94,830			
Roofing Cover	03											TOTAL PRESENT USE VALUE - LAND 0			
Asphalt/Composition Shingle	8.00											TOTAL VALUE DEFERRED - PARCEL 0			
Interior Wall Construction	5											TOTAL TAXABLE VALUE - PARCEL \$ 94,830			
Drywall/Sheetrock	23.00											PRIOR APPRAISAL			
Interior Floor Cover	07											PERMIT			
Vinyl Tile/Rubber/Cork	9.00											BUILDING VALUE 73,460			
Interior Floor Cover	14											OBXF VALUE 1,370			
Carpet	0.00											LAND VALUE 20,000			
Heating Fuel	04											PRESENT USE VALUE 0			
Electric	2.00											DEFERRED VALUE 0			
Heating Type	02											TOTAL VALUE 94,830			
Baseboard	2.00											ROUT: WTRSHD:			
Air Conditioning Type	01											SALES DATA			
None	0.00											OFF. RECORD			
Bedrooms/Bathrooms/Half-Bathrooms 2/1/0	7.000											BOOK PAGE MO YR DEED TYPE O/U V/I INDICATE SALES PRICE			
Bedrooms												0498 0163 9 2021 WD Q I 191,000			
BAS - 2 FUS - 0 LL - 0												0DTH CERT 10 2020 dc E I 0			
Bathrooms												SC20 0E14 5 2020 W E I 0			
BAS - 1 FUS - 0 LL - 0												0242 0005 2 2001 X V 0			
Half-Bathrooms												HEATED AREA 860			
BAS - 0 FUS - 0 LL - 0												NOTES			
Office												SV97: SV97: COMBINED LIST			
BAS - 0 FUS - 0 LL - 0	0											ING TOGETHER PER MAPPING			
TOTAL POINT VALUE	109.000											3254 & SV97: 3253 SV97: J			
BUILDING ADJUSTMENTS												OHNNIE FORTNER GAVE UP HI			
Quality	3	AVERAGE	1.00												
Shape/Design	2	Rectangle	1.00												
Size	Size	Size	1.28												
TOTAL ADJUSTMENT FACTOR	1.280														
TOTAL QUALITY INDEX	140														



OFF. RECORD	DATE	DEED TYPE	O/U	V/I	INDICATE SALES PRICE	
0498	0163	9 2021	WD	Q	I	191,000
0DTH	CERT	10 2020	dc	E	I	0
SC20	0E14	5 2020	W	E	I	0
0242	0005	2 2001	X	V	0	0

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	640	100	81536	24	D	SHED	1.000	12	10	120	8.50	100.00	-		1970	1970	S5		20	204
FCP	320	025	10192	24	D	SHED	1.000	12	10	120	8.50	100.00	-		1980	1980	S5		20	204
MEP	220	075	21021	24B	C	SHED-BR	1.000	20	15	300	16.00	100.00	-		1990	1990	S5		20	960
MOP	240	040	12230	TOTAL OB/XF VALUE 1368																
FIREPLACE 3 - 1 Sty Single/Flue				3,900																
SUBAREA TOTALS				1,420 128,879																

BLDG DIMENSIONS | BAS=W32N20E32S20Area:640;MEP=W11S20E11N20Area:220;MOP=S6E40N6W40Area:240;FCP=E16S20W16N20Area:320;TotalArea:1420

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		RG	20,000.00	1.000	LT	1.000	20,000.00	20000	0	

TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

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5/18/2026 3:49:29 AM.