

MALPASS EDITH HADDOCK

71 FORTNER RD
542939

PLAT: 00004/03090 UNIQ ID 12393
ID NO:

Parcel ID: 6683-01-17-9114-

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
0.9350 AC
TW-20 CI- FR-TK

SRC=
AT- LAST ACTION 20240606

CONSTRUCTION DETAIL	MARKET VALUE									DEPRECIATION		CORRELATION OF VALUE	
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		EX-	AT-
Foundation	3										0.25000		
Continuous/Footing	5.00	01	01	802	95	86.45	71493	1996	1996	% GOOD	75.0		

Sub Floor System	4												
Plywood	8.00												
Exterior Walls	10												
Aluminum/Vinyl/Canvas/Rubber Siding	18.00												
Roofing Structure	03												
Gable	7.00												
Roofing Cover	03												
Asphalt/Composition Shingle	8.00												
Interior Wall Construction	4												
Plywood Panel	16.00												
Interior Floor Cover	14												
Carpets	9.00												
Interior Floor Cover	07												
Vinyl Tile/Rubber/Cork	0.00												
Heating Fuel	04												
Electric	2.00												
Heating Type	03												
Forced Air - Not Ducted	2.00												
Air Conditioning Type	02												
Wall Unit	2.00												
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 84.000

BUILDING ADJUSTMENTS			
Quality	2	BELOW AVERAGE	0.90
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.26
TOTAL ADJUSTMENT FACTOR	1.130		
TOTAL QUALITY INDEX	95		

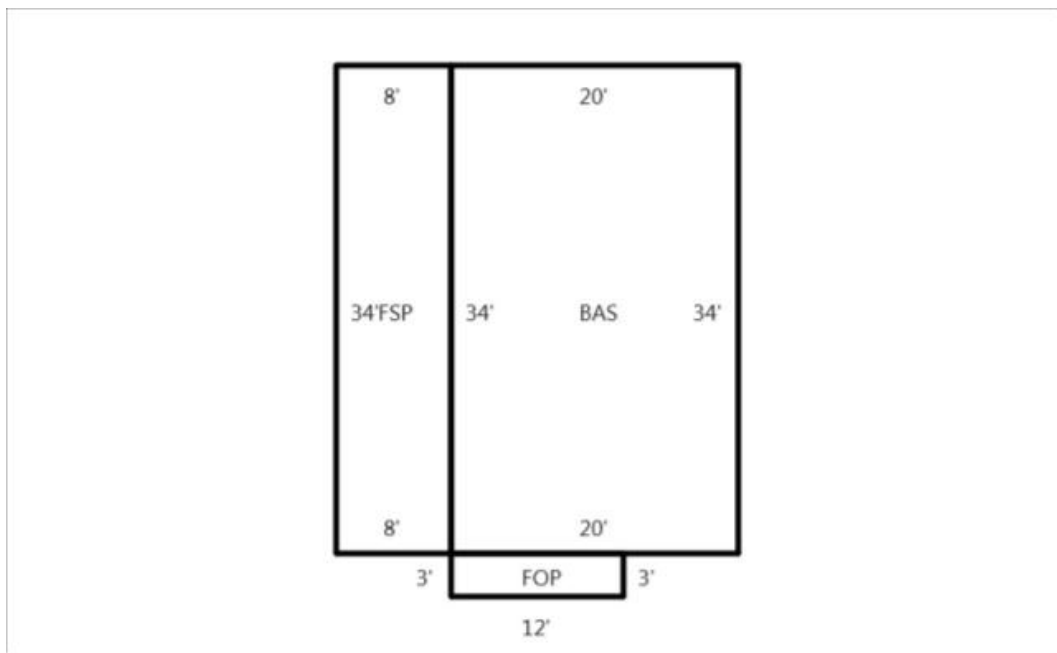
SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	680	100	58786	24M	D	SHED-MTL	1.000	10	10	100	8.25	100.00	-		1970	1970	S5		20	165	
FOP	36	035	1124	24	D	SHED	1.000	14	4	56	8.50	100.00	-		1970	1970	S5		20	95	
FSP	272	040	9423	24	D	SHED	1.000	10	8	80	8.50	100.00	-		2005	2005	S5		20	136	
FIREPLACE	2 - PreFab		2,160																		
SUBAREA TOTALS	988		71,493	TOTAL OB/XF VALUE																	
TOTALS																					396

BLDG DIMENSIONS BAS=W20N34E20S34Area:680;FOP=S3E12N3W12Area:36;FSP=W8S34E8N34Area:272;TotalArea:988

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	0100		0	0	1.0000	0	1.0000		RP	20,000.00	1.000	LT	1.000	20,000.00	20000	0	
TOTAL MARKET LAND DATA																20000	
TOTAL PRESENT USE DATA																	

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CREDESCENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	53,620
DEPR. OB/XF VALUE - CARD	400
MARKET LAND VALUE - CARD	20,000
TOTAL MARKET VALUE - CARD	74,020

TOTAL APPRAISED VALUE - CARD	74,020
TOTAL APPRAISED VALUE - PARCEL	74,020

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	74,020

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	53,620	CODE	DATE	NO.
OBXF VALUE	400			
LAND VALUE	20,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0	ROUT: WTRSHD:		
TOTAL VALUE	74,020			

SALES DATA							
OFF. RECORD BOOK	DATE PAGE	MO	YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE
0416	0793	10	2013	WD	Q	I	60,000
0530	0231	4	2024	QC	E	I	0
0188	0065	10	1994		X	V	0

HEATED AREA 680

NOTES