

PROANO CHRISTIAN R & PROANO MELINDA C

95 MAPLE DR
539622

PLAT: 00000/00000 UNIQ ID 12550
ID NO:

Parcel ID: 6683-03-33-9894-

SPLIT FROM ID

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

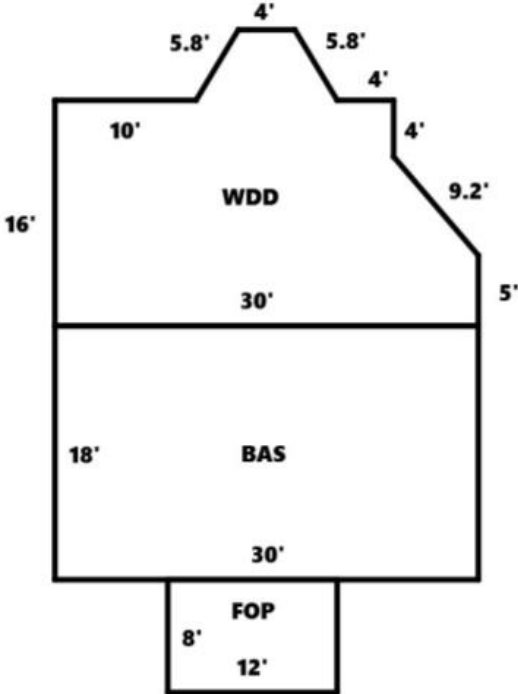
COUNTY TAX (100), OVRNGT RENT FEE (1)
20-OR-3728-A-KIRKLANDS CRK

CARD NO. 1 of 1
3.4700 AC
TW-20 CI- FR-TK

SRC= Pictometry Review
AT- LAST ACTION 20210504

CONSTRUCTION DETAIL	
Foundation	2
Piers	2.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	08
Masonite on Sheathing	16.00
Roofing Structure	03
Gable	7.00
Roofing Cover	12
Metal, Pre-Finish	14.00
Interior Wall Construction	4
Plywood Panel	23.00
Interior Wall Construction	7
Wood/T&G	0.00
Interior Floor Cover	07
Vinyl Tile/Rubber/Cork	8.00
Interior Floor Cover	20
Engineer Floor	0.00
Heating Fuel	04
Electric	2.00
Heating Type	08
Radiant - Electric	1.00
Air Conditioning Type	01
None	0.00
Bedrooms/Bathrooms/Half-Bathrooms	1/1/0
Bedrooms	4.000
BAS - 1 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 85.000	
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	116

MARKET VALUE									DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDENCE TO	MARKET
01R	01	668	116	105.56	70514	1998	1978	% GOOD		0.23000		
TYPE: SINGLE FAMILY RESIDENTIAL-RURAL									Single Family Residential			
STYLE: 1 - 1.0 STORY												



CORRELATION OF VALUE									
CREDENCE TO								MARKET	
DEPR. BUILDING VALUE - CARD								54,300	
DEPR. OB/XF VALUE - CARD								140	
MARKET LAND VALUE - CARD								50,930	
TOTAL MARKET VALUE - CARD								105,370	
TOTAL APPRAISED VALUE - CARD								105,370	
TOTAL APPRAISED VALUE - PARCEL								105,370	
TOTAL PRESENT USE VALUE - LAND								0	
TOTAL VALUE DEFERRED - PARCEL								0	
TOTAL TAXABLE VALUE - PARCEL \$								105,370	
PRIOR APPRAISAL				PERMIT					
BUILDING VALUE		54,300		CODE	DATE		NO.		
OBXF VALUE		140		ROUT: WTRSHD:					
LAND VALUE		50,930							
PRESENT USE VALUE		0							
DEFERRED VALUE		0							
TOTAL VALUE		105,370							
SALES DATA									
OFF. RECORD		DATE		DEED			INDICATE		
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE		
0474	0877	1	2020	WD	Q	I	115,000		
DEATH	CERT	5	2017	dc	E	I	0		
0179	0716	10	1992	WD	X	I	0		
HEATED AREA 540									
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	540	100	57002	24	D	SHED	1.000	10	8	80	8.50	100.00	-	0.00	1980	1980	S5		20	136
FOP	96	035	3589																	
WDD	470	020	9923																	
TOTAL OB/XF VALUE																				136

SUBAREA	TOTALS	1,106	70,514
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BLDG DIMENSIONS|BAS=S18E30N18W30Area:540;FOP=S8W12N8E12Area:96;WDD=S4SE@49.4-9.22S5W30N16E10NE@59.04-5.83E4SE@59.04-5.83E4Area:470;TotalArea:1106

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	2.6000	4	0.9500	+00 -05 +00 +00 +00	RG	12,000.00	1.000	AC	2.470	29,640.00	29640	0	
WOODED ACREAGE	0160		0	0	1.4630	4	0.9500	+00 -05 +00 +00 +00	RG	6,200.00	2.470	AC	1.390	8,618.00	21286	0	
TOTAL MARKET LAND DATA											3.47				50926		
TOTAL PRESENT USE DATA																	