

**SESLAR CHRISTOPHER & MERRITT BARBARA (JT W/ROS)**

180 WALDEN POND RD  
540582

PLAT: 00004/03753 UNIQ ID 8017  
ID NO:

**Parcel ID: 6684-01-18-9269-**

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027  
Appraised By 07 on 02/10/2021 23500 TRAYBURN FOREST

COUNTY TAX (100), OVRNGT RENT FEE (1)  
20-OR-354-WALDEN RD E DEEP CRK

CARD NO. 1 of 1  
0.4200 AC  
TW-20 CI- FR-TK

SRC= AT- LAST ACTION 20260326

CONSTRUCTION DETAIL										MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
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Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	09
Wood on Sheathing	18.00
Roofing Structure	03
Gable	7.00
Roofing Cover	03
Asphalt/Composition Shingle	8.00
Interior Wall Construction	5
Drywall/Sheetrock	23.00
Interior Floor Cover	14
Carpet	9.00
Heating Fuel	03
Gas	2.00
Heating Type	04
Forced Air - Ducted	4.00
Air Conditioning Type	01
None	0.00
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0
Bedrooms	2
BAS - 2 FUS - 0 LL - 0	
Bathrooms	2
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	0
BAS - 0 FUS - 0 LL - 0	
Office	0
BAS - 0 FUS - 0 LL - 0	
<b>TOTAL POINT VALUE</b>	<b>95.000</b>

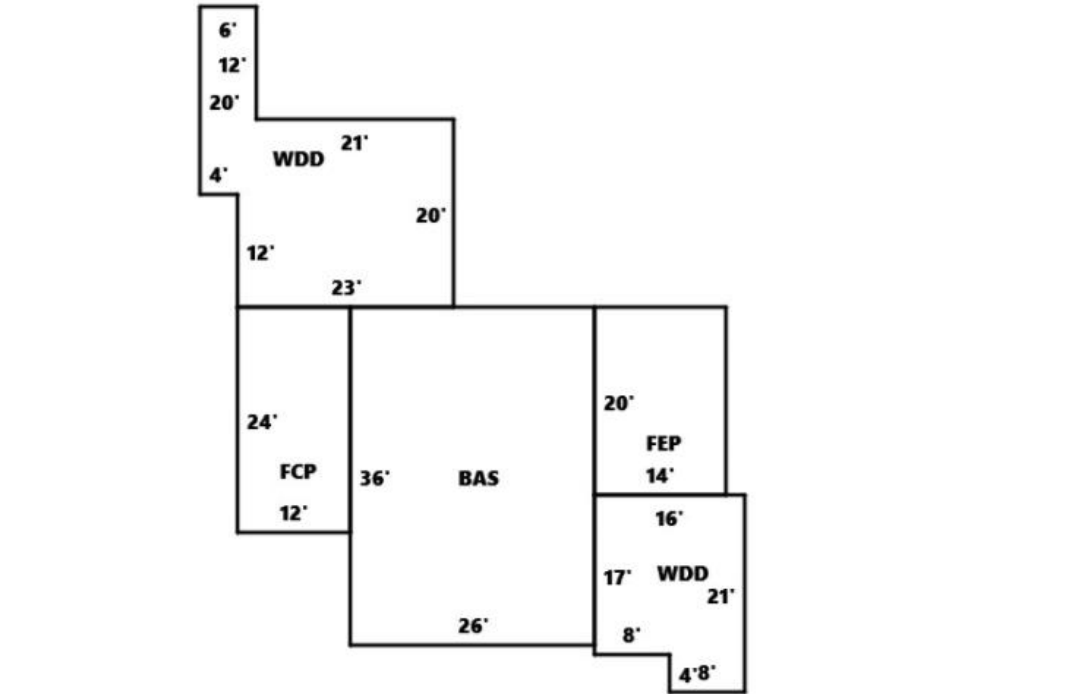
BUILDING ADJUSTMENTS			
Quality	2	BELOW AVERAGE	0.90
Shape/Design	3	Slight Irregular	1.05
Size	Size	Size	0.96
TOTAL ADJUSTMENT FACTOR	0.910		
TOTAL QUALITY INDEX	86		

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD
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01R	01	1,799	86	78.26	140789	1989	1989	68.0
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TYPE: SINGLE FAMILY RESIDENTIAL-RURAL  
STYLE: 1 - 1.0 STORY

Single Family Residential



CREDENCE TO	MARKET
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<b>DEPR. BUILDING VALUE - CARD</b>	95,740
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<b>DEPR. OB/XF VALUE - CARD</b>	
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<b>MARKET LAND VALUE - CARD</b>	30,000
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<b>TOTAL MARKET VALUE - CARD</b>	125,740
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<b>TOTAL APPRAISED VALUE - CARD</b>	125,740
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<b>TOTAL APPRAISED VALUE - PARCEL</b>	125,740
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<b>TOTAL PRESENT USE VALUE - LAND</b>	0
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<b>TOTAL VALUE DEFERRED - PARCEL</b>	0
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<b>TOTAL TAXABLE VALUE - PARCEL \$</b>	125,740
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PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	95,740	CODE	DATE NO.
OBXF VALUE	0		
LAND VALUE	30,000		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
<b>TOTAL VALUE</b>	<b>125,740</b>		

SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0491	0107	4	2021	WD	Q	I	115,000
0491	0102	4	2021	QC	C	I	0
0486	0378	1	2021	QC	C	I	0
SC00E	0004	1	2000	W	X	I	0
DEATH	CERT	11	1999	dc	X	I	0
0120	0158	4	1978	WD	X	V	0

HEATED AREA 2,152

**NOTES**

GEN: GENERAL MEMO GEN: OL  
D PIN # 668401099269 GEN:  
GENERAL MEMO GEN: OLD PI  
N # 668401099269

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	936	100	73251			<b>TOTAL OB/XF VALUE</b>															
FBM*	936	045	32947																		
FCP	288	025	5635																		
FEP	280	070	15339																		
WDD	868	020	13617																		
<b>SUBAREA TOTALS</b>	<b>3,308</b>		<b>140,789</b>																		

**BLDG DIMENSIONS** BAS=E26S36W26N36Area:936;FEP=E14S20W14N20Area:280;WDD=E16S21W8N4W8N17Area:304;FCP=W12S24E12N24Area:288;WDD=N12W4N20E6S12E21S20W23Area:564;FBM=Area:936;TotalArea:3308

**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	+00 +00 +00 +00 +00	RG	30,000.00	1.000	LT	1.000	30,000.00	30000	0	

<b>TOTAL MARKET LAND DATA</b>															30000		
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<b>TOTAL PRESENT USE DATA</b>																	
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**6684-01-18-9269-** 5/18/2026 5:54:03 AM.