

90 CLINE BRANCH RD
541368

PLAT: 00004/03911 UNIQ ID 13049
ID NO:

Parcel ID: 6685-00-91-4700-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027 COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-1665-GALBREATH CR TRACT D
Appraised By 09 on 03/09/2022 22900 COOPER/GALBRAITH CRK

CARD NO. 1 of 1
1.0390 AC
TW-20 CI- FR-T

SRC= Estimated
AT- LAST ACTION 20220411

CONSTRUCTION DETAIL				MARKET VALUE					DEPRECIATION			CORRELATION OF VALUE			
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	0.70000	CREDENCE TO			MARKET
Continuous/Footing	5.00	01R	01	600	72	65.52	39312	1960	1960	% GOOD	30.0				
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL										Single Family Residential			
Plywood	8.00	STYLE: 1 - 1.0 STORY													
Exterior Walls	05	20' BAS 30'													
Asbestos Shingle	8.00														
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	12														
Hardwood	6.00														
Interior Floor Cover	02														
Plywood/Linoleum	0.00														
Heating Fuel	02														
Oil, Wood or Coal	1.00														
Heating Type	01														
None	0.00														
Air Conditioning Type	01														
None	0.00														
Bedrooms/Bathrooms/Half-Bathrooms	7.000														
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		73.000													
BUILDING ADJUSTMENTS															
Quality	1	MINIMUM	0.75												
Shape/Design	2	Rectangle	1.00												
Size	Size	Size	1.30												
TOTAL ADJUSTMENT FACTOR		0.980													
TOTAL QUALITY INDEX		72													

DEPR. BUILDING VALUE - CARD										11,790
DEPR. OB/XF VALUE - CARD										
MARKET LAND VALUE - CARD										30,800
TOTAL MARKET VALUE - CARD										42,590
TOTAL APPRAISED VALUE - CARD										42,590
TOTAL APPRAISED VALUE - PARCEL										42,590
TOTAL PRESENT USE VALUE - LAND										0
TOTAL VALUE DEFERRED - PARCEL										0
TOTAL TAXABLE VALUE - PARCEL \$										42,590
PRIOR APPRAISAL					PERMIT					
BUILDING VALUE		11,790		CODE	DATE	NO.				
OBXF VALUE		0								
LAND VALUE		30,830								
PRESENT USE VALUE		0								
DEFERRED VALUE		0		ROUT: WTRSHD:						
TOTAL VALUE		42,620								
SALES DATA										
OFF. RECORD		DATE		DEED		V/I		INDICATE		
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE			
0505	0476	3	2022	WD	Q	I	60,000			
0480	0082	7	2020	WD	Q	I	42,000			
0506	0054	3	2022	CD	E	I	60,000			
0505	0473	3	2022	WD	C	I	0			
0178	0647	7	1992		X	V	0			
HEATED AREA 600										
NOTES										

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
BAS	600	100	39312	TOTAL OB/XF VALUE																

BLDG DIMENSIONS BAS=S20E30N20W30Area:600;TotalArea:600																	
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 ADJUST	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	1.039	AC	2.470	29,640.00	30796	0	
TOTAL MARKET LAND DATA											1.039				30796		
TOTAL PRESENT USE DATA																	
6685-00-91-4700-																8/30/2026 7:07:43 AM.	