

**KIRYAK VICTOR**

92 CHERHALA LN  
540249

PLAT: 00004/02289 UNIQ ID 13198  
ID NO:

**Parcel ID: 6691-00-35-6609-**

SPLIT FROM ID

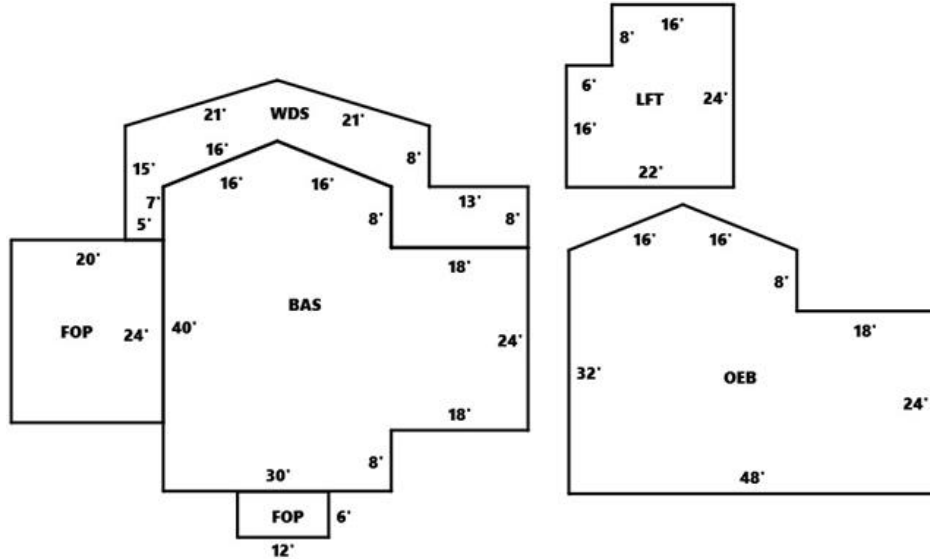
Reval Year: 2021 Tax Year: 2027  
Appraised By 05 on 01/01/2021 21300 ALARKA HIGHLANDS

COUNTY TAX (100), RESIDENTIAL FEE (1)  
20-OR-2485-ALARKA HIGHLANDS LT 34

CARD NO. 1 of 1  
1.2400 AC  
TW-20 CI- FR-AL

SRC= Permit  
AT- LAST ACTION 20251231

| CONSTRUCTION DETAIL               |                | MARKET VALUE |           |       |           |        | DEPRECIATION |      |        |      |         | CORRELATION OF VALUE |        |
|-----------------------------------|----------------|--------------|-----------|-------|-----------|--------|--------------|------|--------|------|---------|----------------------|--------|
| FOUNDATION                        | USE            | MOD          | Eff. Area | QUAL  | BASE RATE | RCN    | EYB          | AYB  | % GOOD | NORM | 0.01000 | CREDESCENCE TO       | MARKET |
| Foundation                        | 3              |              |           |       |           |        |              |      |        |      |         |                      |        |
| Continuous/Footing                | 5.00           | 01R          | 01        | 3,198 | 171       | 155.61 | 503265       | 2025 | 2023   | 99.0 |         |                      |        |
| Sub Floor System                  | 4              |              |           |       |           |        |              |      |        |      |         |                      |        |
| Plywood                           | 8.00           |              |           |       |           |        |              |      |        |      |         |                      |        |
| Exterior Walls                    | 17             |              |           |       |           |        |              |      |        |      |         |                      |        |
| Cedar,Redwood or D-Log Siding     | 32.00          |              |           |       |           |        |              |      |        |      |         |                      |        |
| Exterior Walls                    | 22             |              |           |       |           |        |              |      |        |      |         |                      |        |
| Stone/Marble                      | 0.00           |              |           |       |           |        |              |      |        |      |         |                      |        |
| Roofing Structure                 | 06             |              |           |       |           |        |              |      |        |      |         |                      |        |
| Irregular/Cathedral               | 14.00          |              |           |       |           |        |              |      |        |      |         |                      |        |
| Roofing Cover                     | 10             |              |           |       |           |        |              |      |        |      |         |                      |        |
| 310 Shingle                       | 10.00          |              |           |       |           |        |              |      |        |      |         |                      |        |
| Interior Wall Construction        | 6              |              |           |       |           |        |              |      |        |      |         |                      |        |
| Custom/Log Interior               | 32.00          |              |           |       |           |        |              |      |        |      |         |                      |        |
| Interior Floor Cover              | 12             |              |           |       |           |        |              |      |        |      |         |                      |        |
| Hardwood                          | 10.00          |              |           |       |           |        |              |      |        |      |         |                      |        |
| Heating Fuel                      | 04             |              |           |       |           |        |              |      |        |      |         |                      |        |
| Electric                          | 2.00           |              |           |       |           |        |              |      |        |      |         |                      |        |
| Heating Type                      | 10             |              |           |       |           |        |              |      |        |      |         |                      |        |
| Heat Pump                         | 4.00           |              |           |       |           |        |              |      |        |      |         |                      |        |
| Air Conditioning Type             | 03             |              |           |       |           |        |              |      |        |      |         |                      |        |
| Central                           | 5.00           |              |           |       |           |        |              |      |        |      |         |                      |        |
| Bedrooms/Bathrooms/Half-Bathrooms | 3/4/0          |              |           |       |           |        |              |      |        |      |         |                      |        |
| Bedrooms                          | 15.000         |              |           |       |           |        |              |      |        |      |         |                      |        |
| BAS - 3 FUS - 0 LL - 0            |                |              |           |       |           |        |              |      |        |      |         |                      |        |
| Bathrooms                         |                |              |           |       |           |        |              |      |        |      |         |                      |        |
| BAS - 4 FUS - 0 LL - 0            |                |              |           |       |           |        |              |      |        |      |         |                      |        |
| Half-Bathrooms                    |                |              |           |       |           |        |              |      |        |      |         |                      |        |
| BAS - 0 FUS - 0 LL - 0            |                |              |           |       |           |        |              |      |        |      |         |                      |        |
| Office                            |                |              |           |       |           |        |              |      |        |      |         |                      |        |
| BAS - 0 FUS - 0 LL - 0            | 0              |              |           |       |           |        |              |      |        |      |         |                      |        |
| <b>TOTAL POINT VALUE</b>          | <b>137.000</b> |              |           |       |           |        |              |      |        |      |         |                      |        |
| BUILDING ADJUSTMENTS              |                |              |           |       |           |        |              |      |        |      |         |                      |        |
| Quality                           | 5              | GOOD/CU      | 1.25      |       |           |        |              |      |        |      |         |                      |        |
| Shape/Design                      | 5              | Irregular    | 1.15      |       |           |        |              |      |        |      |         |                      |        |
| Size                              | Size           | Size         | 0.87      |       |           |        |              |      |        |      |         |                      |        |
| TOTAL ADJUSTMENT FACTOR           |                |              | 1.250     |       |           |        |              |      |        |      |         |                      |        |
| TOTAL QUALITY INDEX               |                |              | 171       |       |           |        |              |      |        |      |         |                      |        |



| CORRELATION OF VALUE                   |                | PRIOR APPRAISAL   |         | PERMIT        |          |      |     |     |             |
|--|----------------|---|---------|---------------|----------|------|-----|-----|-------------|
| DEPR. BUILDING VALUE - CARD            | 498,230        | BUILDING VALUE  | 0       | CODE          | DATE NO. |      |     |     |             |
| DEPR. OB/XF VALUE - CARD               |                | OBXF VALUE  | 0       |               |          |      |     |     |             |
| MARKET LAND VALUE - CARD               | 123,000        | LAND VALUE  | 123,000 |               |          |      |     |     |             |
| <b>TOTAL MARKET VALUE - CARD</b>       | <b>621,230</b> | PRESENT USE VALUE                                       | 0       |               |          |      |     |     |             |
| <b>TOTAL APPRAISED VALUE - CARD</b>    | <b>621,230</b> | DEFERRED VALUE  | 0       | ROUT: WTRSHD: |          |      |     |     |             |
| <b>TOTAL APPRAISED VALUE - PARCEL</b>  | <b>621,230</b> | TOTAL VALUE   | 123,000 |               |          |      |     |     |             |
| <b>TOTAL PRESENT USE VALUE - LAND</b>  | <b>0</b>       | SALES DATA  |         |               |          |      |     |     |             |
| <b>TOTAL VALUE DEFERRED - PARCEL</b>   | <b>0</b>       | OFF. RECORD   | DATE    | DEED          | INDICATE |      |     |     |             |
| <b>TOTAL TAXABLE VALUE - PARCEL \$</b> | <b>621,230</b> | BOOK  | PAGE    | MO            | YR       | TYPE | O/U | V/I | SALES PRICE |
|  |                | 0489  | 0971    | 4             | 2021     | WD   | Q   | V   | 68,000      |
|  |                | 0DTH  | CERT    | 11            | 2018     | dc   | X   | V   | 0           |
|  |                | 0358  | 0742    | 3             | 2008     |      | X   | V   | 50,000      |
|  |                | HEATED AREA 3,684                                       |         |               |          |      |     |     |             |
|  |                | NOTES   |         |               |          |      |     |     |             |
|  |                | NO ACTIVITY ON PERMIT 9/2021<br>FIELD VISIT 2-1-24 VIEW |         |               |          |      |     |     |             |

| SUBAREA               |                    |     |         | CODE | QUALITY | DESCRIPTION              | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |  |
|-----------------------|--------------------|-----|---------|------|---------|--------------------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|-----|---------|-----|--------|-------------------|--|
| BAS                   | 1,722              | 100 | 267960  |      |         | <b>TOTAL OB/XF VALUE</b> |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |  |
| FOP                   | 552                | 035 | 30032   |      |         |                          |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |  |
| LFT                   | 480                | 070 | 52285   |      |         |                          |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |  |
| OEB                   | 1,482              | 055 | 126822  |      |         |                          |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |  |
| WDS                   | 529                | 025 | 20541   |      |         |                          |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |  |
| <b>FIREPLACE</b>      | 8 - PREFAB W/STONE |     | 5,625   |      |         |                          |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |  |
| <b>SUBAREA TOTALS</b> | 4,765              |     | 503,265 |      |         |                          |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |  |

**BLDG DIMENSIONS** BAS=S40E30N8E18N24W18N8NW@21.8-16.16SW@21.8-16.16Area:1722;WDS=NE@21.8-16.16SE@21.8-16.16S8E18N8W13N8NW@16.7-20.88SW@16.7-20.88S15E5N7Area:529;FOP=W20S24E20N24Area:480;OEB=N32NE@21.8-16.16SE@21.8-16.16S8E18S24W48Area:1482;LFT=N16E6N8E16S24W22Area:480;FOP=S6E12N6W12Area:72;TotalArea:4765

| 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 MOUNTAIN VIEW | 0121     |              | 0        | 0     | 1.0000       | 0       | 2.0000    | LOCATION                       | RG        | 61,500.00       | 1.000            | LT        | 2.000       | 123,000.00          | 123000     | 0              | 1.240AC    |
| <b>TOTAL MARKET LAND DATA</b>           |          |              |          |       |              |         |           |                                |           |                 |                  |           |             |                     | 123000     |                |            |
| <b>TOTAL PRESENT USE DATA</b>           |          |              |          |       |              |         |           |                                |           |                 |                  |           |             |                     |            |                |            |