

CANTRELL DAVID & CANTRELL CLAUDIA

1653 ALARKA HIGHLANDS
542999

PLAT: 00004/2293-2296 UNIQ ID 13241
ID NO:

Parcel ID: 6691-00-47-3604-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 28 on 01/01/2021 21300 ALARKA HIGHLANDS

COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-ALARKA HIGHLANDS LT 63

CARD NO. 1 of 1
5.7600 AC
TW-20 CI- FR-AL

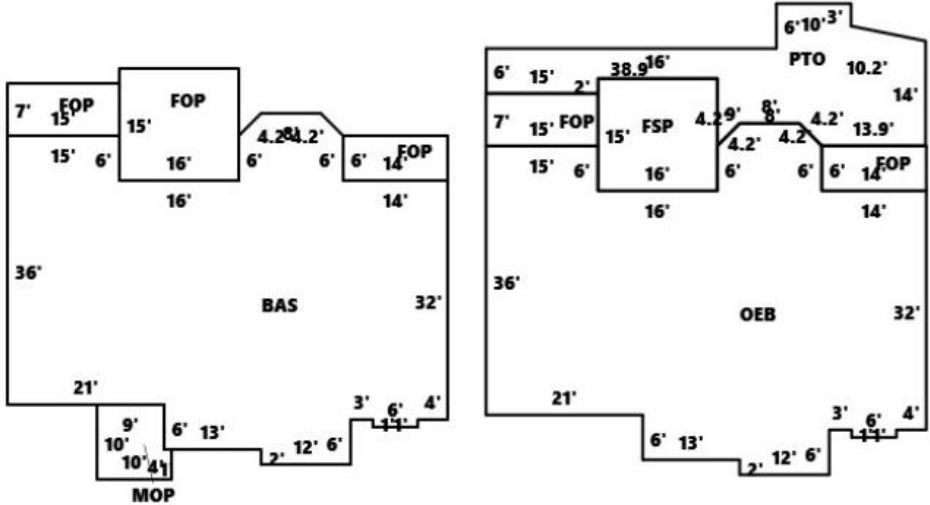
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AT- LAST ACTION 20240620

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	07
Cement Fiber Siding	31.00
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	4/3/1
Bedrooms	17.000
BAS - 3 FUS - 0 LL - 1	
Bathrooms	
BAS - 2 FUS - 0 LL - 1	
Half-Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	138.000
BUILDING ADJUSTMENTS	
Quality	5
GOOD/CU STOM	1.25
Shape/Design	7
Extr Irregular	1.25
Size	Size
Size	0.87
TOTAL ADJUSTMENT FACTOR	1.360
TOTAL QUALITY INDEX	188

MARKET VALUE										DEPRECIATION	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.10000
01	01	3,762	188	171.08	659728	2011	2011	% GOOD			90.0

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 5 - RANCH W/BASEMENT

Single Family Residential



CORRELATION OF VALUE	
CREDENCE TO	MARKET

DEPR. BUILDING VALUE - CARD	593,760
DEPR. OB/XF VALUE - CARD	10,450
MARKET LAND VALUE - CARD	123,000
TOTAL MARKET VALUE - CARD	727,210

TOTAL APPRAISED VALUE - CARD	727,210
TOTAL APPRAISED VALUE - PARCEL	727,210

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	727,210

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	593,760	CODE	DATE	NO.
OBXF VALUE	10,450			
LAND VALUE	123,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	727,210			
ROUT: WTRSHD:				

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0499	0393	10	2021	WD	Q	I	737,000
0531	0174	5	2024	WD	B	I	950,000
0409	0616	2	2013	WD	E	I	0
0401	0326	4	2012	WD	E	I	0
0385	0460	7	2010		X	V	95,000
0384	0906	6	2010		X	V	0

HEATED AREA 4,366

NOTES

TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	2,183	100	373468	G10	C	GENERATOR SFR		0	0	1	5,000.00	0.00	-		2020	2020	S3		97	4850
FOP	618	035	36953	14	B	FIREPLACE		0	0	1	7,000.00	0.00	-		2011	2011	S2		80	5600
FSP	240	040	16424																	
MOP	94	040	6501																	
OEB	2,183	055	205467																	
PTO	563	005	4790																	
TOTAL OB/XF VALUE																				10450

FIREPLACE		6 - 1	Massive/Stone	16,125
SUBAREA		5,881		659,728
TOTALS				

BLDG DIMENSIONS: BAS=S6E14S32W4S1W6N1W3S6W12N2W13N6W21N36E15S6E16N6NE@45-4.24E8SE@45-4.24Area:2183;MOP=S6E1S4W10N10E9Area:94;FOP=N7W15S7E15Area:105;FOP=N15E16S15W16Area:84;OEB=S6E14S32W4S1W6N1W3S6W12N2W13N6W21N36E15S6E16N6NE@45-4.24E8SE@45-4.24Area:2183;FOP=N7W15S7E15Area:105;FSP=N15E16S15W16Area:240;FOP=N6E14S6W14Area:84;PTO=N14NW@11.31-10.2N3W10S6W38.9S6E15N2E16S9NE@45-4.24E8SE@45-4.24E13.9Area:563.7;TotalArea:5881.7

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	SZE	RG	61,500.00	1.000	LT	2.000	123,000.00	123000	0	5.760AC

TOTAL MARKET LAND DATA															123000		
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TOTAL PRESENT USE DATA																	
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