

CASNI PARK TRUST & KRADAS SANDRA M TRUSTEE

716 EQUESTRIAN DR
544398

NN: 26 - CHANGE OF OWNERSHIP
COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-ALARKA HIGHLANDS LT 48
Appraised By 05 on 01/01/2021 21300 ALARKA HIGHLANDS

PLAT: 00004/02595 UNIQ ID 13243
ID NO:

Parcel ID: 6691-00-47-6111-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027

CARD NO. 1 of 1
4.7700 AC
TW-20 CI- FR-AL

SRC= Permit
AT- LAST ACTION 20260512

CONSTRUCTION DETAIL	
Foundation	3
Continuous/Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	16
Wood Shingle/Bark/Log	35.00
Exterior Walls	22
Stone/Marble	0.00
Roofing Structure	06
Irregular/Cathedral	14.00
Roofing Cover	12
Metal, Pre-Finish	14.00
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	3/3/1
Bedrooms	15.000
BAS - 1 FUS - 2 LL - 0	
Bathrooms	
BAS - 1 FUS - 2 LL - 0	
Half-Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	144.000
BUILDING ADJUSTMENTS	
Quality	5
GOOD/CU STOM	1.25
Shape/Design	4
Moderate Irregular	1.10
Size	Size
Size	0.87
TOTAL ADJUSTMENT FACTOR	1.200
TOTAL QUALITY INDEX	173

MARKET VALUE								DEPRECIATION		
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.0100
01R	01	3,106	173	157.43	495228	2022	2021	% GOOD		99.0
TYPE: SINGLE FAMILY RESIDENTIAL-RURAL								Single Family Residential		
STYLE: 3 - 2.0 STORIES										

15'

5'

16'

LFT

5'

11'

20'

4'

4'

16'

50'

16'

8'

5'

18'

5'

6'

4'

3.2'

14'

14'

14'

6.4'

30'

50'

6'

FOP

8'

5'

18'

5'

8'

16'

PTO

50'

16'

8'

30'

LLF

50'

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	1,500	100	236145	G10	C	GENERATOR SFR		0	0	1	5,000.00	0.00	-		2022	2022	S3		100	5000
FOP	48	035	2676	01	A	UTILSHED/STORAGE		9	6	54	42.90	0.00			2022	2022	S3		100	2317
LFT	295	070	32588	TOTAL OB/XF VALUE																7317
LLF	1,500	080	188916																	
PTO	490	005	3936																	
WDD	783	020	24717																	

4 - 2 Sty Sng/1	
Sty Dbl	
6,250	
FIREPLACE	
SUBAREA	
TOTALS	
4,616	495,228

BLDG DIMENSIONS BAS=S30E50N30W50Area:1500;FOP=S6W8N6E8Area:48;LFT=S16E20N11W5N5W15Area:295;LLF=S30E50N30W50Area:1500;WDD=SW@71.56-3.16W14S14E14NE@38.66-6.4N15E50N8W16N5W18S5W16S4W4S6Area:783.5;PTO=N8E16N5E18S5E16S8W50Area:490;TotalArea:4616.5

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	1.7500	+00 +00 +00 +00 +75 SIZE/VIEW	RG	61,500.00	1.000	LT	1.750	107,625.00	107625	0	4.770AC
TOTAL MARKET LAND DATA															107625		
TOTAL PRESENT USE DATA																	

6691-00-47-6111-

8/29/2026 6:40:53 PM.