

SHELTON STEVE

2680 CONLEY MOUNTAIN ASSOC RD
504248

PLAT: / UNIQ ID 13380
ID NO:

Parcel ID: 6692-00-81-6740-

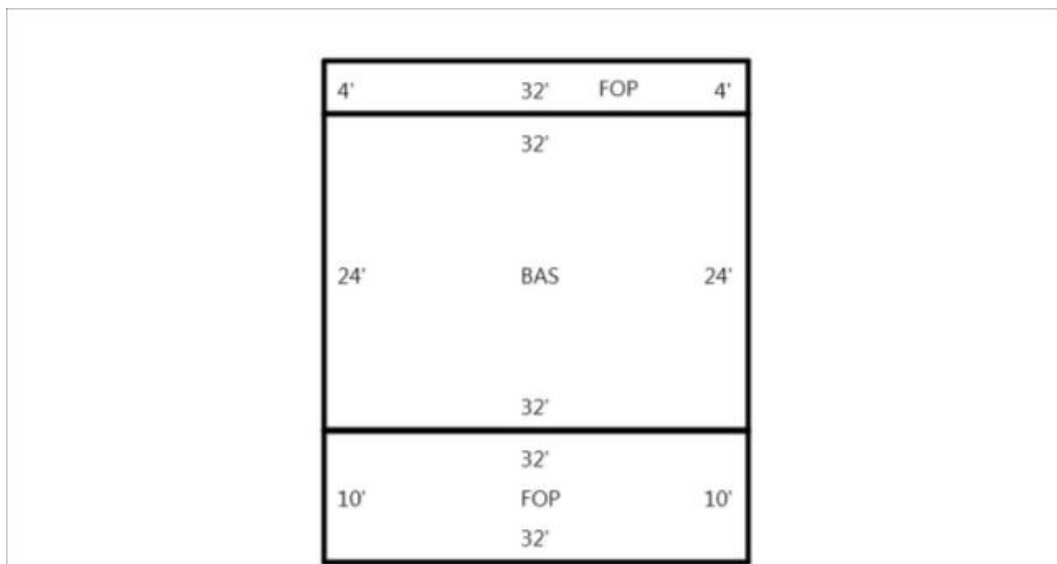
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 01/29/2021 22600 CONLEY MOUNTAIN ASSOCIATION

CARD NO. 1 of 2
1.2960 AC
TW-20 CI- FR-TK

SRC=
AT- LAST ACTION 20210211

CONSTRUCTION DETAIL	MARKET VALUE										DEPRECIATION		CORRELATION OF VALUE			
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM		EX-	AT-	CREDENCE TO		
Foundation	3														MARKET	
Continuous/Footing	5.00	01	01	1,294	145	131.95	170744	2005	2005	84.0					143,430	
Sub Floor System	4														143,430	
Plywood	8.00														31,050	
Exterior Walls	16														174,480	
Wood Shingle/Bark/Log	30.00														174,480	
Roofing Structure	03														174,480	
Gable	7.00														202,950	
Roofing Cover	12														0	
Metal, Pre-Finish	14.00														0	
Interior Wall Construction	5														0	
Drywall/Sheetrock	23.00														0	
Interior Floor Cover	12														202,950	
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	3/2/0															
Bedrooms																
BAS - 3 FUS - 0 LL - 0																
Bathrooms																
BAS - 2 FUS - 0 LL - 0																
Half-Bathrooms																
BAS - 0 FUS - 0 LL - 0																
Office																
TOTAL POINT VALUE	120.000															
BUILDING ADJUSTMENTS																
Quality	4	ABOVE AVERAGE	1.10													
Shape/Design	3	Slight Irregular	1.05													
Size	Size	Size	1.05													
TOTAL ADJUSTMENT FACTOR	1.210															
TOTAL QUALITY INDEX	145															



PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	171,900	CODE	DATE	NO.
OBXF VALUE	0			
LAND VALUE	31,050			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	202,950			
ROUT: WTRSHD:				
SALES DATA				
OFF. RECORD	DATE	DEED	INDICATE	
BOOK	PAGE	MO	YR	SALES PRICE
0267	0144	1	2003	3,500
HEATED AREA 1,178				
NOTES				
NEW: NEW CONSTRUCTION NEW : HOUSE / 2006 /20% COMPL ETE NEW: BP # 50075 NEW: NEW CONSTRUCTION NEW: HOU				

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	768	100	101338			TOTAL OB/XF VALUE															
FOP	448	035	20716																		
FUS	410	090	48690																		
SUBAREA TOTALS	1,626		170,744																		

BLDG DIMENSIONS | BAS=S24E32N24W32Area:768;FOP=S10E32N10W32Area:320;FOP=N4W32S4E32Area:128;FUS=Area:410;TotalArea:1626

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	1.3500		RG	23,000.00	1.000	LT	1.350	31,050.00	31050	0	
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	
6692-00-81-6740-																	

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2680 CONLEY MOUNTAIN ASSOC RD
504248

PLAT: / UNIQ ID 13380
ID NO:

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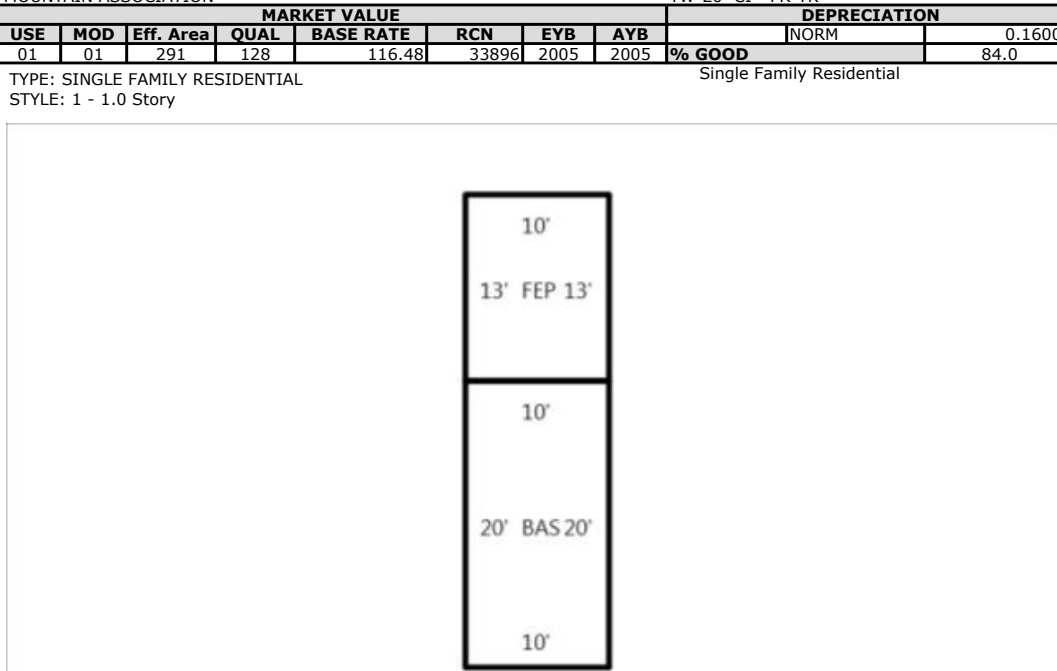
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 01/29/2021 22600 CONLEY MOUNTAIN ASSOCIATION

CARD NO. 2 of 2
1.2960 AC
TW-20 CI- FR-TK

SRC=
AT- LAST ACTION 20210211

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE		
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		
Foundation	3	01	01	291	128	116.48	33896	2005	2005	% GOOD		0.16000	
Continuous/Footing	5.00											84.0	
Sub Floor System	4												
Plywood	8.00												
Exterior Walls	16												
Wood Shingle/Bark/Log	30.00												
Roofing Structure	03												
Gable	7.00												
Roofing Cover	12												
Metal, Pre-Finish	14.00												
Interior Wall Construction	5												
Drywall/Sheetrock	23.00												
Interior Floor Cover	12												
Hardwood	10.00												
Heating Fuel	04												
Electric	2.00												
Heating Type	08												
Radiant - Electric	1.00												
Air Conditioning Type	01												
None	0.00												
Bedrooms/Bathrooms/Half-Bathrooms	1/1/0												
Bedrooms	4.000												
BAS - 1 FUS - 0 LL - 0													
Bathrooms													
BAS - 1 FUS - 0 LL - 0													
Half-Bathrooms													
BAS - 0 FUS - 0 LL - 0													
Office													
TOTAL POINT VALUE	104.000												
BUILDING ADJUSTMENTS													
Quality	2	BELOW AVERAGE	0.90										
Shape/Design	3	Slight Irregular	1.05										
Size	Size	Size	1.30										
TOTAL ADJUSTMENT FACTOR			1.230										
TOTAL QUALITY INDEX			128										



DEPR. BUILDING VALUE - CARD		28,470	
DEPR. OB/XF VALUE - CARD			
MARKET LAND VALUE - CARD		0	
TOTAL MARKET VALUE - CARD		28,470	
TOTAL APPRAISED VALUE - CARD		28,470	
TOTAL APPRAISED VALUE - PARCEL		202,950	
TOTAL PRESENT USE VALUE - LAND		0	
TOTAL VALUE DEFERRED - PARCEL		0	
TOTAL TAXABLE VALUE - PARCEL \$		202,950	
PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	171,900	CODE	DATE NO.
OBXF VALUE	0		
LAND VALUE	31,050		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
TOTAL VALUE	202,950		
SALES DATA			
OFF. RECORD	DATE	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	O/U V/I SALES PRICE
0267 0144	1 2003		X V 3,500
HEATED AREA 330			
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	200	100	23296	TOTAL OB/XF VALUE																
FEP	130	070	10600																	
SUBAREA TOTALS	330		33,896																	

BLDG DIMENSIONS BAS=N20E10S20W10Area:200;FEP=N13E10S13W10Area:130;TotalArea:330

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
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TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA