GOODWILL KIMBERLY A — **Parcel ID: 6693-00-96-0317-**

24 PINE BLUFF — PLAT: 00002/1163A UNIQ ID 13659 — SPLIT FROM ID

541971 — UPPER — ID NO:

COUNTY TAX (100), RESIDENTIAL FEE (1) — CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 — 20-OR-CONLEYS CREEK UNIT 17 SITE 3 — 0.0000 AC — SRC=

Appraised By 07 on 01/19/2021 21600 SMOKY MOUNTIAN COUNTRY CLUB — TW-20 CI- FR-QA — **EX-** AT- LAST ACTION 20230524

CONSTRUCTION DETAIL

Foundation	3
Continuous/Footing	4.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	17
Cedar,Redwood or D-Log Siding	28.00
Roofing Structure	06
Irregular/Cathedral	8.00
Roofing Cover	03
Asphalt/Composition Shingle	2.00
Interior Wall Construction	5
Drywall/Sheetrock	22.00
Interior Floor Cover	14
Carpet	10.00
Interior Floor Cover	12
Hardwood	0.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Structural Frame	02
Wood Frame	4.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	4.00
Unit Count	1
Units	0.00
Bedrooms/Bathrooms/Half-Bathrooms	
2/2/0	8.000
Bedrooms	
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	109.000

BUILDING ADJUSTMENTS

Quality	4	Above Average	1.10
Shape/Design	2	Rectangle	1.00
Size	Size	Size	0.98
TOTAL ADJUSTMENT FACTOR			1.080
TOTAL QUALITY INDEX			118

MARKET VALUE

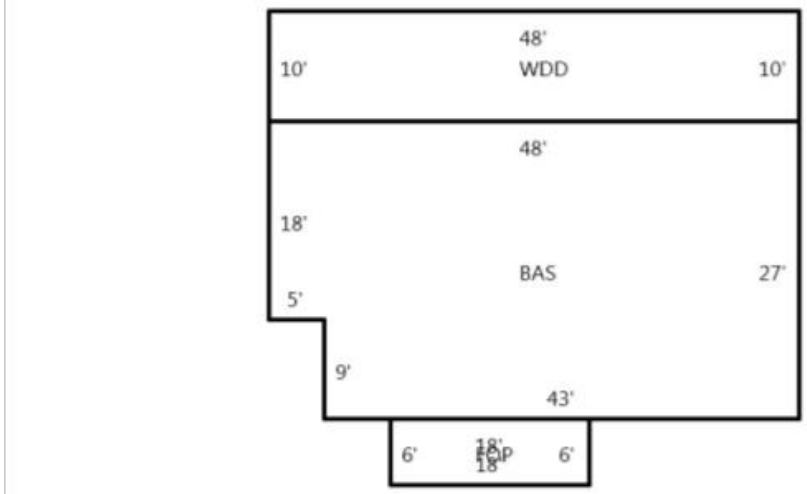
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
04	03	1,385	118	106.20	152037	2000	2000

TYPE: Condominium
STYLE: 1 - 1.0 STORY

DEPRECIATION

NORM	0.21000
% GOOD	79.0

Condominiums



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	120,110
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	15,000
TOTAL MARKET VALUE - CARD	135,110
TOTAL APPRAISED VALUE - CARD	135,110
TOTAL APPRAISED VALUE - PARCEL	135,110
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	135,110

PRIOR APPRAISAL	
BUILDING VALUE	120,110
OBXF VALUE	0
LAND VALUE	0
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	120,110

PERMIT			
CODE	DATE	NO.	

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0515	0161	12	2022	WD	Q	I	235,000

HEATED AREA 1,251

NOTES

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,251	100	132856
FOP	108	035	4036
WDD	480	020	10195
FIREPLACE	8 - PREFAB W/STONE		4,950
SUBAREA TOTALS	1,839		152,037

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																

BLDG DIMENSIONS BAS=N9W5N18E48S27W43Area:1251;WDD=N10W48S10E48Area:480;FOP=S6E18N6W18Area:108;TotalArea:1839

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
CONDOMINIUM	0300		0	0	1.0000	0	1.0000	UPPER	PS	15,000.00	1.000	UT	1.000	15,000.00	15000		
TOTAL MARKET LAND DATA															15000		
TOTAL PRESENT USE DATA																	