ANDERSON ANDREA L **Parcel ID: 6694-02-76-9783-**

231 LUFTEE HILLS PLAT: 1/255B UNIQ ID 13911 SPLIT FROM ID

537253 ID NO:

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

Reval Year: 2021 Tax Year: 2027 20-OR-4434-LUFTY HILL RD1 LT 12 0.8530 AC SRC=

Appraised By 05 on 02/17/2021 23300 WHITTIER/OCONA ESTATES AREA TW-20 CI- FR-TK **EX-** AT- LAST ACTION 20250828

CONSTRUCTION DETAIL	
Foundation	4
Spread Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	5.00
Exterior Walls	21
Face Brick	27.00
Exterior Walls	13
Stucco on Tile or Wood Frame	0.00
Roofing Structure	14
VAULT/TREY	12.00
Roofing Cover	10
310 Shingle	10.00
Interior Wall Construction	5
Drywall/Sheetrock	23.00
Interior Floor Cover	20
Engineer Floor	7.00
Interior Floor Cover	08
Sheet Vinyl	0.00
Heating Fuel	04
Electric	2.00
Heating Type	02
Baseboard	2.00
Air Conditioning Type	01
None	0.00
Bedrooms/Bathrooms/Half-Bathrooms	
5/3/0	17.000
Bedrooms	
BAS - 5 FUS - 0 LL - 0	_
Bathrooms	
BAS - 3 FUS - 0 LL - 0	_
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	_
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	111.000

MARKET VALUE

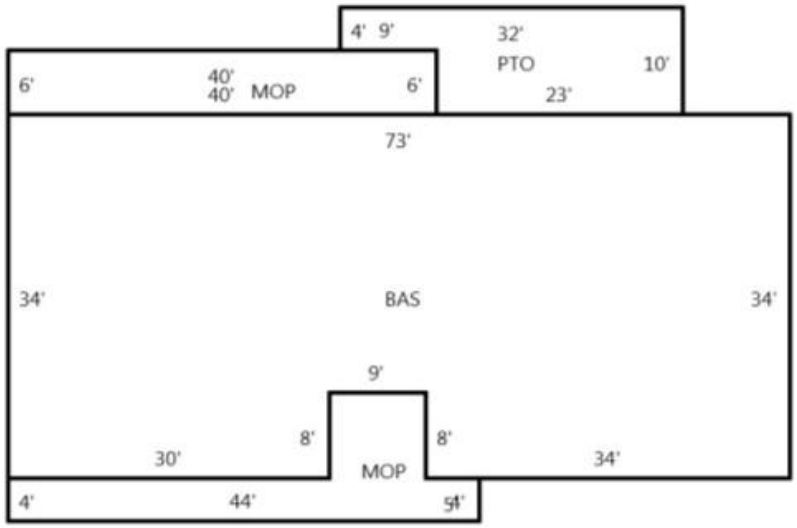
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	2,618	117	106.47	278739	1984	1984

DEPRECIATION

NORM	0.37000
% GOOD	63.0

TYPE: SINGLE FAMILY RESIDENTIAL Single Family Residential

STYLE: 1 - 1.0 STORY



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	175,610
DEPR. OB/XF VALUE - CARD	7,200
MARKET LAND VALUE - CARD	33,650
TOTAL MARKET VALUE - CARD	216,460
TOTAL APPRAISED VALUE - CARD	216,460
TOTAL APPRAISED VALUE - PARCEL	216,460
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	216,460

PRIOR APPRAISAL	
BUILDING VALUE	114,360
OBXF VALUE	7,200
LAND VALUE	33,650
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	155,210

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0436	0954	2	2016	QC	C	I	0
0425	0767	10	2014	WD	A	I	145,000
0147	0600	5	1985		X	V	0

HEATED AREA 2,410

NOTES

GEN:BOER NO CHANGE,2015

BUILDING ADJUSTMENTS

Quality	3	AVERAGE	1.00
Shape/Design	3	Slight Irregular	1.05
TOTAL ADJUSTMENT FACTOR			1.050
TOTAL QUALITY INDEX			117

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	2,410	100	256593
MOP	488	040	20762
PTO	266	005	1384
SUBAREA TOTALS	3,164		278,739

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01	D	UTILSHED/STORAGE	1.000	24	12	288	18.70	100.00	_	0.00	1984	1984	S3		20	1077
01	D	UTILSHED/STORAGE	1.000	12	8	96	18.70	100.00	_	0.00	1984	1984	S3		20	359
07	C	POOL/CON	1.000	36	16	576	50.00	100.00	_	0.00	1984	1984	S5		20	5760
TOTAL OB/XF VALUE																7196

BLDG DIMENSIONS BAS=W34N8W9S8W30N34E73S34Area:2410;MOP=N6E40S6W40Area:240;PTO=N10W32S4E9S6E23Area:266;MOP=N4E30N8E9S8E5S4W44Area:248;TotalArea:3164

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	2.6300	4	1.0000	+00 +00 +00 +00 +00	RP	15,000.00	0.853	AC	2.630	39,450.00	33651	0	
TOTAL MARKET LAND DATA											0.853				33651		
TOTAL PRESENT USE DATA																	