

STOVALL THOMAS A & STOVALL AMY G

44 RIVERSIDE DR
540066

PLAT: 00004/02766 UNIQ ID 14002
BEARADISE LODGE ID NO:

Parcel ID: 6694-02-88-6822-

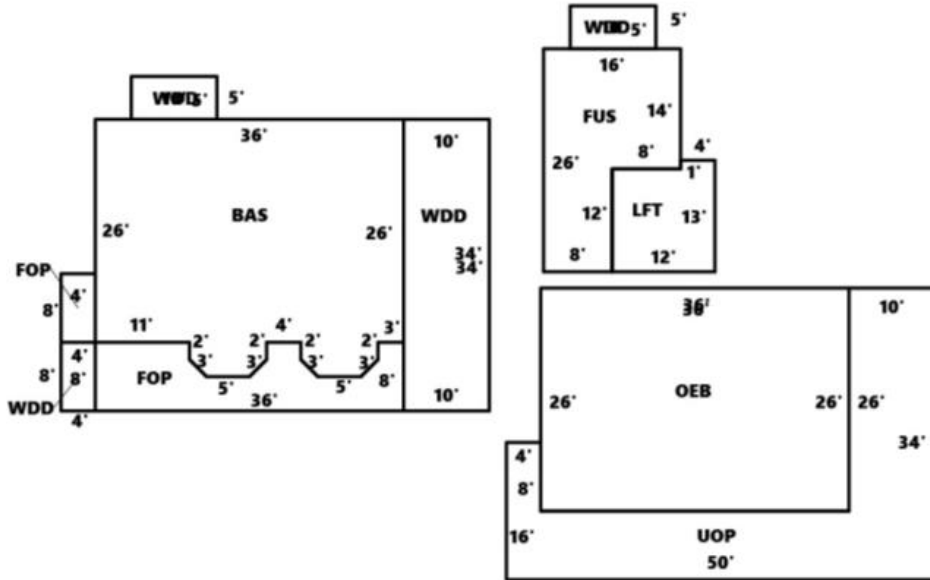
SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 02/17/2021 23300 WHITTIER/OCONA ESTATES AREA

CARD NO. 1 of 1
0.7100 AC
TW-20 CI- FR-TK

SRC= Pictometry Review
AT- LAST ACTION 20210301

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE								
FOUNDATION	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		0.11000	CREDENCE TO		MARKET						
Foundation	01R	01	2,229	181	164.71	372764	2010	2006	% GOOD		89.0	CREDECE TO		MARKET						
Continuous/Footing												DEPR. BUILDING VALUE - CARD		331,760						
Sub Floor System												DEPR. OB/XF VALUE - CARD								
Plywood												MARKET LAND VALUE - CARD		61,770						
Exterior Walls												TOTAL MARKET VALUE - CARD		393,530						
Cedar, Redwood or D-Log Siding												TOTAL APPRAISED VALUE - CARD		393,530						
Exterior Walls												TOTAL APPRAISED VALUE - PARCEL		393,530						
Stone/Marble												TOTAL PRESENT USE VALUE - LAND		0						
Roofing Structure												TOTAL VALUE DEFERRED - PARCEL		0						
Irregular/Cathedral												TOTAL TAXABLE VALUE - PARCEL \$		393,530						
Roofing Cover												PRIOR APPRAISAL								
Metal, Pre-Finish												PERMIT								
Interior Wall Construction												BUILDING VALUE	331,760	CODE	DATE	NO.				
Drywall/Sheetrock												OBXF VALUE	0							
Interior Wall Construction												LAND VALUE	61,770							
Custom/Log Interior												PRESENT USE VALUE	0							
Interior Floor Cover												DEFERRED VALUE	0							
Hardwood												TOTAL VALUE	393,530							
Heating Fuel												SALES DATA								
Electric												OFF. RECORD	DATE	DEED			INDICATE			
Heating Type												BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE	
Heat Pump												0482	0481	9	2020	WD	Q	I	395,000	
Air Conditioning Type												0410	0910	3	2013	SWD	I	I	175,000	
Central												0409	0880	2	2013	STD	I	I	170,000	
Bedrooms/Bathrooms/Half-Bathrooms												0327	0554	5	2006		X	V	35,000	
5/3/0												0299	0532	12	2004		X	V	10,500	
Bedrooms												HEATED AREA 2,404								
BAS - 1 FUS - 1 LL - 3												NOTES								
Bathrooms												HOUSE/ 2006/ 23 % COMPLETE NEW: BP								
BAS - 1 FUS - 1 LL - 1																				
Half-Bathrooms																				
BAS - 0 FUS - 0 LL - 0																				
Office																				
BAS - 0 FUS - 0 LL - 0																				
TOTAL POINT VALUE												138.000								
BUILDING ADJUSTMENTS																				
Quality	5		GOOD/CU													1.25				
Shape/Design	3		Slight													1.05				
TOTAL ADJUSTMENT FACTOR	1.310																			
TOTAL QUALITY INDEX	181																			
SUBAREA																				
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	1,000	100	164710	TOTAL OB/XF VALUE																
FOP	256	035	14824																	
FUS	320	090	47436																	
LFT	148	070	17130																	
OEB	936	055	84826																	
UOP	692	020	22730																	
WDD	472	020	15483																	
FIREPLACE	8 - PREFAB		5,625																	
	W/STONE																			
SUBAREA TOTALS	3,824		372,764																	



CORRELATION OF VALUE		PRIOR APPRAISAL		PERMIT			
DEPR. BUILDING VALUE - CARD	331,760	CODE	DATE	NO.			
DEPR. OB/XF VALUE - CARD	0						
MARKET LAND VALUE - CARD	61,770						
TOTAL MARKET VALUE - CARD	393,530						
TOTAL APPRAISED VALUE - CARD	393,530						
TOTAL APPRAISED VALUE - PARCEL	393,530						
TOTAL PRESENT USE VALUE - LAND	0						
TOTAL VALUE DEFERRED - PARCEL	0						
TOTAL TAXABLE VALUE - PARCEL \$	393,530						
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED			INDICATE		
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0482	0481	9	2020	WD	Q	I	395,000
0410	0910	3	2013	SWD	I	I	175,000
0409	0880	2	2013	STD	I	I	170,000
0327	0554	5	2006		X	V	35,000
0299	0532	12	2004		X	V	10,500
HEATED AREA 2,404							
NOTES							
HOUSE/ 2006/ 23 % COMPLETE NEW: BP							

BLDG DIMENSIONS	BAS=N26E36S26W3S2SW@45-2.83W5NW@45-2.83N2W4S2SW@45-2.83W5NW@45-2.83N2W11Area:1000;WDD=E10N34W10S34Area:340;WDD=W4N8E4S8Area:32;FOP=N8E4S8W4Area:32;WDD=N5E10S5W10Area:50;FOP=S8E36N8W3S2SW@45-2.83W5NW@45-2.83N2W4S2SW@45-2.83W5NW@45-2.83N2W11Area:224;FUS=N14W16S26E8N12E8Area:320;WDD=N5E10S5W10Area:50;OEB=N26E36S26W36Area:936;UOP=E10S34W50N16E4S8E36N26Area:692;LFT=S12N12S12E12N13W4S1W8Area:148;TotalArea:3824
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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	2.7800	4	1.2500	+00 +00 +25 +00 +00	RP	25,000.00	0.710	AC	3.480	87,000.00	61770	0	
TOTAL MARKET LAND DATA											0.71			61770			
TOTAL PRESENT USE DATA																	
6694-02-88-6822-											5/18/2026 3:46:12 AM.						