

GUERRY DANIEL B & GUERRY CINDY J

2545 COOPERS CREEK RD
538413

PLAT: / UNIQ ID 14310
ID NO:

Parcel ID: 6695-00-78-3926-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 02/03/2021 22900 COOPER/GALBRAITH CRK

COUNTY TAX (100), OVRNGT RENT FEE (1)
20-OR-564-COOPERS CK
CARD NO. 1 of 1
2.9100 AC
TW-20 CI- FR-TK

EX- SRC=
AT- LAST ACTION 20210203

CONSTRUCTION DETAIL										MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB						
Foundation	3	01R	01	1,807	129	117.39	216023	1991	1991	% GOOD		NORM	0.30000	CREDENCE TO	MARKET
Continuous/Footing	5.00												70.0		

TYPE: SINGLE FAMILY RESIDENTIAL-RURAL
STYLE: 1 - 1.0 STORY

Single Family Residential

DEPR. BUILDING VALUE - CARD	151,220
DEPR. OB/XF VALUE - CARD	610
MARKET LAND VALUE - CARD	85,450
TOTAL MARKET VALUE - CARD	237,280

TOTAL APPRAISED VALUE - CARD	237,280
TOTAL APPRAISED VALUE - PARCEL	237,280

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	237,280

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	151,220	CODE	DATE	NO.
OBXF VALUE	610			
LAND VALUE	85,450			
PRESENT USE VALUE	0			
DEFERRED VALUE	0	ROUT: WTRSHD:		
TOTAL VALUE	237,280			

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0455	0001	1	2018	WD	Q	I	235,000
0389	0445	12	2010		X	V	175,000

HEATED AREA 1,260

NOTES

GEN: GENERAL MEMO GEN: SP
LIT BY PLAT 4/2596 GEN: G
ENERAL MEMO GEN: SPLIT BY
PLAT 4/2596

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	27.00
Interior Wall Construction	6
Custom/Log Interior	0.00
Interior Floor Cover	12
Hardwood	12.00
Interior Floor Cover	15
Hard Tile	0.00
Heating Fuel	03
Gas	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0
Bedrooms	11.000
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	125.000

BUILDING ADJUSTMENTS			
Quality	3	AVERAGE	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.03
TOTAL ADJUSTMENT FACTOR			1.030
TOTAL QUALITY INDEX			129

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	1,260	100	147911	24	C	SHED	1.000	16	12	192	10.00	100.00	-	0.00	1991	1991	S5		20	384
FOP	416	035	17139																	
OEU	1,260	030	44373	100	C	LEAN-TO	1.000	20	16	320	3.50	100.00		0.00	1991	1991	S3		20	224
PTO	336	005	1996																	
WDD	32	020	704																	608
TOTAL OB/XF VALUE																				

FIREPLACE	3 - 1 Sty	3,900
	Single/Flue	
SUBAREA TOTALS	3,304	216,023

BLDG DIMENSIONS|BAS=S30W42N30E42Area:1260;FOP=W42S8E42N8Area:336;FOP=N8W10S8E10Area:80;WDD=E4S8W4N8Area:32;OEU=Area:1260;PTO=Area:336;TotalArea:3304

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 CREEK	0101		0	0	2.6000	4	0.9500	+00 -05 +00 +00 +00	RG	25,000.00	1.000	AC	2.470	61,750.00	61750	0	
WOODED CREEK	0163		0	0	1.5410	4	0.9500	+00 -05 +00 +00 +00	RG	8,500.00	1.910	AC	1.460	12,410.00	23703	0	
TOTAL MARKET LAND DATA											2.91				85453		
TOTAL PRESENT USE DATA																	

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7/15/2026 5:34:33 PM.