

108 WATERFALL HOLLOW RD
530553

Reval Year: 2021 Tax Year: 2027 20-OR-5150-CONLEYS CR
Appraised By 05 on 01/13/2021 21800 CONLEY CREEK

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE										
Foundation	2	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	0.05000	CREDENCE TO			MARKET							
Piers	4.00	03	02	581	146	62.78	36475	2016	2016	% GOOD	95.0	DEPR. BUILDING VALUE - CARD			34,650							
Sub Floor System	4	TYPE: Mobile Home (SW) STYLE: 1 - 1.0 STORY									Manufactured Home					DEPR. OB/XF VALUE - CARD		10,270				
Plywood	12.00															MARKET LAND VALUE - CARD		80,820				
Exterior Walls	16	TOTAL MARKET VALUE - CARD														125,740						
Wood Shingle/Bark/Log	30.00	TOTAL APPRAISED VALUE - CARD														125,740						
Roofing Structure	03	TOTAL APPRAISED VALUE - PARCEL														125,740						
Gable	12.00	TOTAL PRESENT USE VALUE - LAND														0						
Roofing Cover	12	TOTAL VALUE DEFERRED - PARCEL														0						
Metal, Pre-Finish	10.00	TOTAL TAXABLE VALUE - PARCEL \$														125,740						
Interior Wall Construction	6	PRIOR APPRAISAL															PERMIT					
Custom/Log Interior	35.00	BUILDING VALUE														34,650	CODE	DATE	NO.			
Interior Floor Cover	12	OBXF VALUE														10,270						
Hardwood	19.00	LAND VALUE														80,820						
Heating Fuel	04	PRESENT USE VALUE														0						
Electric	2.00	DEFERRED VALUE														0	ROUT: WTRSHD:					
Heating Type	03	TOTAL VALUE														125,740						
Forced Air - Not Ducted	3.00	SALES DATA																				
Air Conditioning Type	02	OFF. RECORD														DATE	DEED	Q/U	V/I	INDICATE		
Wall Unit	3.00	BOOK														PAGE	MO	YR	TYPE			SALES PRICE
Bedrooms/Bathrooms/Half-Bathrooms	1/1/0	0275														0667	7	2003		Q	V	135,000
Bedrooms		0363														1070	7	2008		X	V	0
BAS - 1 FUS - 0 LL - 0		HEATED AREA 396																				
Bathrooms		NOTES																				
BAS - 1 FUS - 0 LL - 0																						
Half-Bathrooms																						
BAS - 0 FUS - 0 LL - 0																						
Office																						
BAS - 0 FUS - 0 LL - 0	0																					
TOTAL POINT VALUE	130.000																					
BUILDING ADJUSTMENTS																						
Quality	3	Average	1.00																			
Shape/Design	2	Rectangle	1.00																			
Size	Size	Size	1.12																			
TOTAL ADJUSTMENT FACTOR	1.120																					
TOTAL QUALITY INDEX	146																					

12'

12'

10'

43'

33'

12'

6

3'

FOP

UST

BAS

WDD

TOTAL ADJUSTMENT FACTOR				1.120
TOTAL QUALITY INDEX				146

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	396	100	24861	24	C	SHED		8	7	56	10.00	0.00	—	0.00	2019	2019	S5		90	504
FOP	120	040	3013																	
UST	18	045	502	A9	B	FRAME BLDG		16	12	192	51.25	0.00	—	0.00	2018	2018	S3		91	8954
WDD	516	025	8099																	
SUBAREA TOTALS		1,050	36,475	11	C	PORCH		4	12	48	20.00	0.00	—	0.00	2018	2018	S5		85	816
				TOTAL OB/XF VALUE																10274

BLDG DIMENSIONS	FOP=E12S10W12N10Area:120;BAS=E12S33W12N33Area:396;WDD=E12S43W12N43Area:516;UST=S6E3N6W3Area:18;TotalArea:1050
------------------------	---

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	2.6000	4	0.9500	+00 -05 +00 +00 +00	RG	12,000.00	1.000	AC	2.470	29,640.00	29640	0	
WOODED ACREAGE	0160		0	0	1.1620	4	0.9500	+00 -05 +00 +00 +00	RG	5,200.00	8.948	AC	1.100	5,720.00	51183	0	
TOTAL MARKET LAND DATA											9.948				80823		
TOTAL PRESENT USE DATA																	

7601-00-09-7754-