

BROWN STEPHEN A & BROWN JANET L

390 CAMP BRANCH RD
535498

PLAT: 00002/0794b UNIQ ID 38497
ID NO:

Parcel ID: 7601-00-37-7716-

SPLIT FROM ID 14368

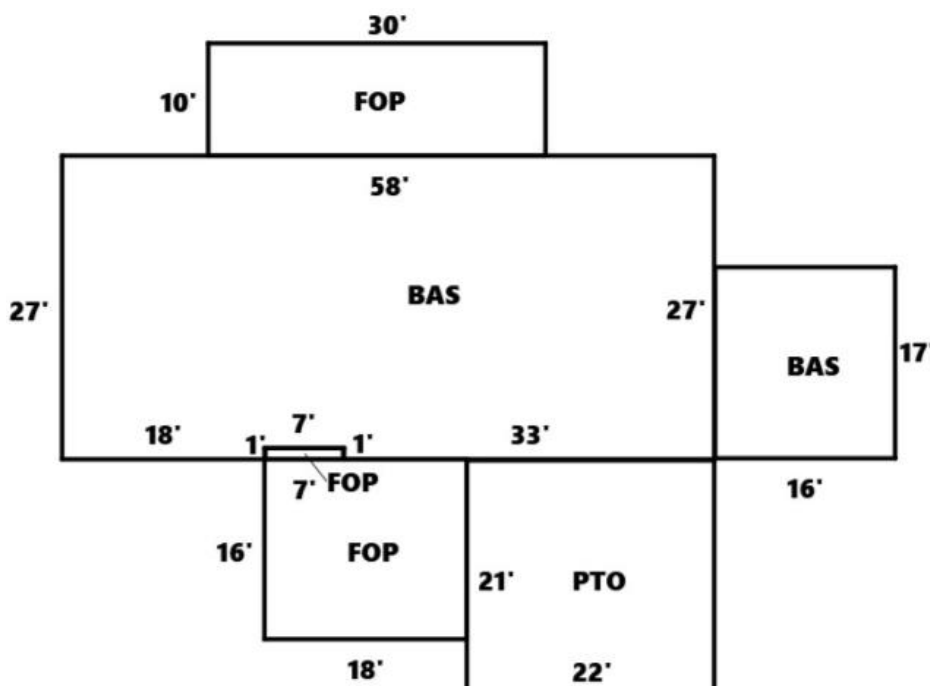
Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 01/13/2021 21800 CONLEY CREEK

COUNTY TAX (100), ELD/EVET FEE (1)
20-OR-5343-CONLEYS CRK LTS 1,8
EVET

CARD NO. 1 of 1
1.9610 AC
TW-20 CI- FR-TK

SRC= Pictometry Review
AT- LAST ACTION 20210113

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	INORM		0.05000		CREDENCE TO MARKET	
Foundation	3									95.0			
Continuous/Footing	5.00	01	01	2,062	110	100.10	206406	2016	2016	% GOOD			
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL											
Plywood	8.00	STYLE: 1 - 1.0 STORY											
Exterior Walls	08	Single Family Residential											
Masonite on Sheathing	28.00												
Exterior Walls	22												
Stone/Marble	0.00												
Roofing Structure	03												
Gable	7.00												
Roofing Cover	03												
Asphalt/Composition Shingle	8.00												
Interior Wall Construction	5												
Drywall/Sheetrock	23.00												
Interior Floor Cover	08												
Sheet Vinyl	8.00												
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	11.000											
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												
TOTAL POINT VALUE	109.000												
BUILDING ADJUSTMENTS													
Quality	3	AVERAGE	1.00										
Shape/Design	3	Slight Irregular	1.05										
Size	Size	Size	0.96										
TOTAL ADJUSTMENT FACTOR	1.010												
TOTAL QUALITY INDEX	110												



PRIOR APPRAISAL		PERMIT					
BUILDING VALUE	OBXF VALUE	CODE	DATE	NO.			
196,090	14,310						
40,710							
0							
0							
251,110							
TOTAL VALUE DEFERRED - PARCEL \$ 0							
TOTAL TAXABLE VALUE - PARCEL \$ 251,110							
TOTAL APPRAISED VALUE - CARD 251,110							
TOTAL APPRAISED VALUE - PARCEL 251,110							
TOTAL PRESENT USE VALUE - LAND 0							
TOTAL VALUE DEFERRED - PARCEL 0							
TOTAL TAXABLE VALUE - PARCEL \$ 251,110							
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0417	0088	11	2013	SWD	A	V	35,000
0176	0063	12	1991		X	V	0
HEATED AREA 1,831							
NOTES							
GEN:NEW HOME,2016							
PERMIT#150415 GEN:ADDED FOP/METAL CARPORT,2016							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	272	100	27227	01	C	UTILSHED/STORAGE	1.000	16	22	352	24.20	100.00	-		2016	2016	S3		85	7240
BAS	1,559	100	156056	03L	C	CARPOT-LC	1.000	22	20	440	5.00	100.00	-		2016	2016	S3		85	1870
FOP	595	035	20821	03M	C	CARPOT-MT	1.000	12	30	360	17.00	0.00	-		2016	2016	S3		85	5202
PTO	462	005	2302	TOTAL OB/XF VALUE																
SUBAREA TOTALS				2,888 206,406																

BLDG DIMENSIONS|BAS=S27W33N1W7S1W18N27E58Area:1559;FOP=N10W30S10E30Area:300;FOP=N1E7S1W7Area:7;FOP=S16E18N16W18Area:288;BAS=E16N17W16S17Area:272;PTO=E22N21W22S21Area:462;TotalArea:2888

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL	0100		0	0	1.8180	4	0.9500	+00 -05 +00 +00 +00	RG	12,000.00	1.961	AC	1.730	20,760.00	40710	0	
TOTAL MARKET LAND DATA											1.961			40710			
TOTAL PRESENT USE DATA																	
7601-00-37-7716-																	