

JEFFERS KATHY Y

155 WATERFALL HOLLOW RD
531511

PLAT: 00000/00000 UNIQ ID 14426
ID NO:

Parcel ID: 7602-00-00-3321-

SPLIT FROM ID

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

COUNTY TAX (100), RESIDENTIAL FEE (1)
20-OR-CONLEY CREEK 4780 C

CARD NO. 1 of 1
11.2700 AC
TW-20 CI- FR-TK

SRC= Pictometry Review
AT- LAST ACTION 20210113

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE									
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.45000	CREDENCE TO	MARKET							
Continuous/Footing	5.00	01R	01	662	97	88.27	58435	1976	1976	% GOOD		55.0	DEPR. BUILDING VALUE - CARD	32,140							
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL								Single Family Residential					DEPR. OB/XF VALUE - CARD						
Plywood	8.00	STYLE: 1 - 1.0 STORY													MARKET LAND VALUE - CARD	118,890					
Exterior Walls	09	11' 28' 28' 11' WDD 30' 20' BAS 20' 30'												TOTAL MARKET VALUE - CARD	151,030						
Wood on Sheathing	18.00													TOTAL APPRAISED VALUE - CARD	151,030						
Roofing Structure	03													TOTAL APPRAISED VALUE - PARCEL	151,030						
Gable	7.00													TOTAL PRESENT USE VALUE - LAND		0					
Roofing Cover	12													TOTAL VALUE DEFERRED - PARCEL		0					
Metal, Pre-Finish	14.00													TOTAL TAXABLE VALUE - PARCEL \$		151,030					
Interior Wall Construction	4													PRIOR APPRAISAL		PERMIT					
Plywood Panel	16.00													BUILDING VALUE	32,140	CODE	DATE	NO.			
Interior Floor Cover	12													OBXF VALUE	0						
Hardwood	10.00													LAND VALUE	118,890						
Heating Fuel	02													PRESENT USE VALUE	0						
Oil, Wood or Coal	1.00													DEFERRED VALUE	0	ROUT: WTRSHD:					
Heating Type	01													TOTAL VALUE	151,030						
None	0.00													SALES DATA							
Air Conditioning Type	01													OFF. RECORD	DATE		DEED			INDICATE	
None	0.00													BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
Bedrooms/Bathrooms/Half-Bathrooms	1/1/0													0377	0422	9	2009		X	V	
Bedrooms														0270	0107	3	2003		X	V	75,000
BAS - 1 FUS - 0 LL - 0		HEATED AREA 600																			
Bathrooms		NOTES																			
BAS - 1 FUS - 0 LL - 0		GEN: OLD REMODELED BARN																			
Half-Bathrooms																					
BAS - 0 FUS - 0 LL - 0																					
Office																					
BAS - 0 FUS - 0 LL - 0	0																				
TOTAL POINT VALUE	83.000																				
BUILDING ADJUSTMENTS																					
Quality	2	BELOW AVERAGE	0.90																		
Shape/Design	2	Rectangle	1.00																		
Size	Size	Size	1.30																		
TOTAL ADJUSTMENT FACTOR	1.170																				
TOTAL QUALITY INDEX	97																				

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	600	100	52962	TOTAL OB/XF VALUE																
WDD	308	020	5473																	
SUBAREA TOTALS		908	58,435																	

BLDG DIMENSIONS|BAS=N20E30S20W30Area:600;WDD=W11N28E11S28Area:308;TotalArea:908

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 ACREAGE	0160		0	0	1.1310	4	0.9500	+00 -05 +00 +00 +00	RG	5,200.00	10.270	AC	1.070	5,564.00	57142	0	
TOTAL MARKET LAND DATA											11.27				118892		
TOTAL PRESENT USE DATA																	

7602-00-00-3321-

8/30/2026 3:58:09 AM.