

EDL INOVATIVE SOLUTIONS LLC

505 E 9TH ST

NB: 102 LEGRA
#36(PT) RIVER LAKE
Property Location: 636 HAPPYLAND RD

0.5900 AC

CARD NO. 1 of 1
TWP: PINEY CREEK
FIRE:PINEY CREE

DEED INFORMATION
DEED DATE: 11/2013
DEED BOOK/PAGE: 00362/1150

Parcel ID: 3013246155
Account: 77704
Reval Year: 2021 Tax Year: 2021
Appraised By RK on 09/11/2018
EX- LAST ACTION 20210112

MARKET VALUE												CORRELATION OF VALUE								
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET								
Residential		R-RESIDENTIAL		AV	3-AVERAGE		D	1999		1999		PARCEL VALUATION SUMMARY								
DWELLING DATA												BILLABLE LAND VALUE				26,900				
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE				71500				
			10-COTTAGE	1-FRAME	1.0	5	2	0	1	2	0	TOTAL BILLABLE VALUE				98,400				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	PERMIT								
6-FULL	1-NONE		2-BASIC	4-OIL	4-STEAM/HOT WTR	0.000		0.00	0.00	0	3.00	CODE	DATE	NO.	AMT.					
													08/18/1999	3499	89000					
BSMT GARAGE (# CARS)												SALES DATA								
WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA		TRUE TLA		BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE		
0/0		2-SAME						960.00		960.00		00362	1150	11	2013	Q	I	90,000		
												00344	0915	7	2011	E	I			0
												00319	0751	6	2008	Q	I			145,000
SKETCH INFORMATION												BUILDING VALUATION SUMMARY								
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price						34050		
BSMNT		ONE STY FRM						960				Plumbing						1200		
WD DECK		WD DECK						224				Additions						7200		
		WD DECK						276				Unfin. Area						0		
		WD DECK						104				Basement						0		
		OPN FRM PRCH						120				Attic						0		
		WD DECK						108				Heat / AC Adj.						0		
		WD DECK						272				FBLA						0		
NOTES												Rec Room						0		
												Fireplace						0		
												Basement Garage						0		
												SUBTOTAL						86,089		
												Grade Factor(D)						0.78000		
												C & D Factor						0.00000		
												TOTAL RCN						86,089		
												% Good						0.83000		
												Market Adjustment Factor						0.00		
												Market Value Per Sq. Ft.						102.50		
												RCNLD						71,500		
												BUILDING ADJUSTMENTS								
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE				
TOTAL OB/XF VALUE																				
BLDG DIMENSIONS																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	COND FACT	INFLUENCES AND TOPOGRAPHY		LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES					
PRIMARY	01	0	0	0.0000	1.0000	STEEP/0		31,000.00	0.590	AC	0.000	45,593.22	26900							
TOTAL MARKET LAND DATA										0.59			26900							
TOTAL PRESENT USE DATA																				
3013246155 (712337) Group:0																				
6/15/2021 5:38:27 PM.																				

