

HIGGINS BILLY J. & MELISSA C.; &RECTOR BLAKE L. & BARBARA H.
118 METZ LNNN: 07 - NOT AT HOME
NB: 603 HIGH MEADOWS
#3-Y HIGH MEADOWS

Property Location: 81 PINE TREE DR

0.4500 AC

CARD NO. 1 of 1
TWP: CHERRY LANE
FIRE:CHERRY LAN**DEED INFORMATION****DEED DATE:** 6/2017**DEED BOOK/PAGE:** 00386/0150**Parcel ID: 4917322393**

Account: 12520

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 09/12/2019

EX- LAST ACTION 20200807

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CORRELATION OF VALUE							
Residential		R-RESIDENTIAL		GD	3-AVERAGE		D+	1969		1969		CREDENCE TO			MARKET				
DWELLING DATA												PARCEL VALUATION SUMMARY							
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE LAND VALUE			49,000				
1-RAISED RANCH	NO		1-RAISED RNCH	1-FRAME	2.0	6	2			2	0	BILLABLE IMPROVEMENT VALUE			77800				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	TOTAL BILLABLE VALUE			126,800				
1-NONE/SLAB	1-NONE	NO	3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		0.00	0.00		3.00	PERMIT							
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	CODE		DATE		NO.			
		2/0		2-SAME						750.00	1,500.00	SALES DATA							
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD		DATE		TYPE			
CNC PATIO		ONE STY FRM		ONE STY FRM				750				BOOK		PAGE		MO			
		WD DECK						300				00386		0150		6			
		WD DECK						180				VALID		YR		2017			
NOTES												V/I		Q		I		SALES PRICE	
												91,500							
												BUILDING VALUATION SUMMARY							
												Base Price						43320	
												Plumbing						1200	
												Additions						2900	
												Unfin. Area						0	
												Basement						-4040	
												Attic						0	
												Heat / AC Adj.						1650	
												FBLA						0	
												Rec Room						0	
												Fireplace						3480	
												Basement Garage						0	
												SUBTOTAL						117,928	
												Grade Factor(D+)						0.85000	
												C & D Factor						0.00000	
												TOTAL RCN						117,928	
												% Good						0.66000	
												Market Adjustment Factor						0.00	
												Market Value Per Sq. Ft.						84.53	
												RCNLD						77,800	
												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	LEVEL/ROLLING			39,000.00	0.450	AC	0.000	108,933.33	49020					
TOTAL MARKET LAND DATA										0.45				49020					
TOTAL PRESENT USE DATA																			
4917322393 (656148) Group:0																			
6/16/2021 3:18:04 AM																			

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