

407 LUMBER LN

NB: 100 NEW RIVER AREA
#9-90 ASHLEY, G.J.
Property Location: CINDYLANE RD

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

DEED INFORMATION

DEED DATE: 1/2014
DEED BOOK/PAGE: 00363/0817

Parcel ID: 3032898219

Account: 34247
Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 12/08/2020
EX- LAST ACTION 20210611

MARKET VALUE												CORRELATION OF VALUE			
PROPERTY TYPE			USE		CDU	PHYSICAL CONDITION		GRADE		EYB		AYB		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	LAND VALUE		788,700	
												DEFERRED LAND VALUE		714,300	
												BILLABLE LAND VALUE		74,400	
												BILLABLE IMPROVEMENT VALUE		33100	
												TOTAL APPRAISED VALUE		821,800	
												TOTAL BILLABLE VALUE		107,500	
												PERMIT			
												CODE	DATE	NO.	AMT.
													10/01/2008	5957	10000
SALES DATA															
OFF. RECORD		DATE		VALID	TYPE	V/I	SALES PRICE								
BOOK	PAGE	MO	YR												
00363	0817	1	2014	R	I		750,000								
00300	0657	11	2006	D	I		1,600,000								

SKETCH INFORMATION							
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR	
AREA		VALUE					
NOTES							

00276	1134	12	2004	Q	I	836,000
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BUILDING VALUATION SUMMARY	

	Base Price	
	Plumbing	

[illegible][illegible]

	Basement	
	Attic	

ALLIC	
Heat / AC Adj.	

	FBLA	
	FBS	

	Rec Room	
	Fireplace	

Fireplace	
Basement Garage	

SUBTOTAL		
Grand Total(s)		

	(Grade Factor)	
	C & D Factor	

		TOTAL RCN	
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	% Good	
Model Adjustment Factor		

	Market Adjustment Factor	-
	Market Value Per Sq. Ft.	-

	Value	Pt. Sq. Ft.	
RCNLD			

	BUILDING ADJUSTMENTS
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CODE	DESCRIPTION	COUNT	LTH	WTH	SIZE	UNIT PRICE	ORTG % COND	BLDG #	---	AYR	EYR	DEP SCH	OVR	% COND	OB/XF DEPR.
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CODE	DESCRIPTION	COUNT	LTB	WTH	SIZE	UNIT PRICE	ORIG % COND	BEDG #	---	ATB	LTB	DEF SCH	SVR	% COND	VALUE
1000	FLAT BARN	1	000	10	60	700	0.00	0	0	1000	0	0	0	0	

AB2	FLAT BARN	1.000	12	60	720	0.00	0.00	0.00	1998	0	0	0
AB2	POLY BARN-ERM 4 SD	1.000	22	60	1 320	0.00	0.00	0.00	1989	0	0	0

AP2	POLE BKN-FRM 4 SD	1,000	22	60	1,320	0.00	0.00	0.00	1989	0	0	0
GB1	GAZEBO	1,000	800	1	800	0.00	0.00	0.00	2008	0	0	0

RC1R	CARPORT	1.000	29	28	812	0.00	0.00	—	0.00	2008	0	0	0
	CONCRETE	0.000	2			0.00					0	0	

OP1	OPN PRCH FRM	1.000	20	12	240	0.00	0.00	0.00	2008	0	0	0
TOTAL QB / XF VALUE												

TOTAL UB/XP VALUE	

BLDG DIMENSIONS	
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LAND INFORMATION												
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HIGHEST AND BEST USE	USE	FRONTAGE	DEPTH	DEPTH / LOT	COND FACT	INFLUENCES AND TOLERANCES	LAND UNIT	TOTAL LAND	UNIT	TOTAL	ADJUSTED UNIT	LAND VALUE	OVERRIDE	LAND NOTES
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BEST USE	CODE	FRONTAGE	DEPTH	SIZE	FACT	TOPOGRAPHY	PRICE	UNITS	TYPE	ADJST	PRICE	LAND VALUE	VALUE	LAND NOTES
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MOUNT. VIEW	10	0	0	0.0000	1.0000	ROLLING/0	95,000.00	6.000	AC	0.000	57,500.00	345000		
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OPEN LAND	08	0	0	0.0000	1.0000	ROLLING/0	5,000.00	78.710	AC	0.000	4,650.87	366070		
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FOREST LAND	09	0	0	0.0000	1.0000	ROLLING/0	5.000.00	16.000	AC	0.000	4.850.00	77600		
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FOREST LAND	09	0	0	0.0000	1.0000	ROLLING/0		5,000.00	10.000	AC	0.000	4,850.00	77600
TOTAL MARKET LAND DATA													
								10.00	10.00				788670

TOTAL MARKET LAND DATA											100.71	7886.70
AGR.USE	.41	0	0	0.0000	5	1.0000	835.00	AC	0.0000	835.00	5010	

AGK USE	41	0	0	0.0000	5	1.0000	835.00	6.000	AC	0.000	835.00	5010	
AGR USE	41	0	0	0.0000	5	1.0000	835.00	78.710	AC	0.000	834.96	65720	

AGK USE	41		0	0	0.0000	5	1.0000		853.00	78.710	AC	0.000	854.96	65720		
FOREST USE	42		0	0	0.0000	5	1.0000		229.00	16.100	AC	0.000	228.75	3660		

[illegible]

TOTAL PRESENT USE DATA				100.71	74,520
3032898219 (1105478) Group:0					6/16/2021 10:20:38 AM

ELLER J RANDALL
34247

Parcel ID: 3032898219

ID NO:
CARD NO. 1 of 1