

**USATORRES MIGUEL F. RIVAS & ROSANA**

5111 NW 116TH AVE

NB: 303 GREEN MOUNTAIN  
.92 AC GREEN MTN EST  
Property Location: 248 BOBCAT LN

0.9200 AC

CARD NO. 1 of 1  
TWP: WHITEHEAD  
FIRE: SPARTA**DEED INFORMATION**  
**DEED DATE:** 11/2006  
**DEED BOOK/PAGE:** 00300/0017**Parcel ID: 3978843593**

Account: 78950

Reval Year: 2021 Tax Year: 2021

Appraised By TAD on 07/17/2019  
**EX-** LAST ACTION 20200714

		MARKET VALUE										CORRELATION OF VALUE						
PROPERTY TYPE		USE			CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO		MARKET			
Residential		R-RESIDENTIAL			AV	2-GOOD		B	2005		2005							
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		37,800				
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	BILLABLE IMPROVEMENT VALUE		305700				
4-1/2	1-NONE		3-CENTRAL/AC	3-ELE	6-HEAT PMP	0.000		1180.00	0.00		5.00	TOTAL BILLABLE VALUE		343,500				
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA							
		4/0		2-SAME						504.00	2,732.00							
SKETCH INFORMATION												SALES DATA						
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		OFF. RECORD	DATE	TYPE				
BSMNT		ONE STY FRM		HALF STY FRM					504			BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
BSMNT		ONE STY FRM		ONE STY FRM					120			00300	0017	11	2006	Q	V	47,000
BSMNT		ONE STY FRM		VAULT CEIL					192			00282	0741	6	2005	B	V	47,000
BSMNT		ONE STY FRM							364			BUILDING VALUATION SUMMARY						
		ENC FRM PRCH		OPN MSNRY PRCH					384			Base Price						
		WD DECK							25			Plumbing						
		ENC FRM PRCH		WD DECK					224			Additions						
		WD DECK							288			Unfin. Area						
		WD DECK		VAULT CEIL					468			Basement						
		WD DECK							144			Attic						
NOTES												Heat / AC Adj.						
												FBLA						
												Rec Room						
												Fireplace						
												Basement Garage						
												SUBTOTAL						
												Grade Factor(B)						
												C & D Factor						
												TOTAL RCN						
												% Good						
												Market Adjustment Factor						
												Market Value Per Sq. Ft.						
												RCNLD						
												BUILDING ADJUSTMENTS						
CODE	DESCRIPTION		COUNT	LTH	WTH	SIZE	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE		
WD1	WOOD DECK		1.000	20	20	400	0.00	0.00		0.00	2005	0	0		0			
TOTAL OB/XF VALUE																		
BLDG DIMENSIONS		(Levels1-2.5)=N16E24S26W12N10W12Area:1260;(Levels1-3)=N10E12S10W12Area:360;(Levels1-3)=N8E24S8W24Area:576;(Levels1-2)=N26E14S26W14Area:728;(Levels1-2)=N16E24S16W24Area:768;=N5E5S5W5Area:25;(Levels1-2)=N16E14S16W14Area:448;=N48E6S48W6Area:288;=E14N42E8S48W22N6Area:468;(Levels1-2)=N6E24S6W24Area:288;TotalArea:5209																
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		1.0000	ROLLING/0			41,000.00	0.920	AC	0.000	41,086.96	37800				
TOTAL MARKET LAND DATA										0.92				37800				
TOTAL PRESENT USE DATA																		
3978843593 (717092) Group:0																		
6/16/2021 9:28:15 AM.																		

