

VALDES ROY & ROSA M

7815 SW 118TH ST

MIAMI, FL 33156

NB: 101 RIVER COUNTRY

#8 ALLGHNY RVR VIEW

Property Location: ALLEGHANY RVR VIEW #8

0.4500 AC

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 8/2001

DEED BOOK/PAGE: 00238/1355

Parcel ID: 3012035722

Account: 11354

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 01/04/2019

EX- LAST ACTION 20210112

MARKET VALUE												CORRELATION OF VALUE						
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET						
R												PARCEL VALUATION SUMMARY						
DWELLING DATA												BILLABLE LAND VALUE 10,400						
CONDO STYLE	KITCHEN REMODELED	HOUSE COLOR	STYLE	WALLS	STORY HT.	# ROOMS	BED ROOMS	FAMILY ROOMS	KITCHENS	FULL BATHS	HALF BATHS	BILLABLE IMPROVEMENT VALUE 0						
												TOTAL BILLABLE VALUE 10,400						
												PERMIT						
BMST	ATTIC	BATH REMODELED	HEATING	HEATING SYSTEM	TYPE	UNFINISHED AREA	UNHEATED AREA	BSMT LIVING AREA	BSMT REC AREA	ADD'L FIXTURES	TOTAL FIXTURES	CODE	DATE	NO.				
												SALES DATA						
BSMT GARAGE (# CARS)		WOODBURNING/METAL FIREPLACES		INT/EXT		MARKET ADJUSTMENT		COST & DESIGN		TRUE GFA	TRUE TLA	OFF. RECORD	DATE		TYPE			
												BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
												00238	1355	8	2001	Q	V	37,500
SKETCH INFORMATION												BUILDING VALUATION SUMMARY						
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE		Base Price						
NOTES												Plumbing						
												Additions						
												Unfin. Area						
												Basement						
												Attic						
												Heat / AC Adj.						
												FBLA						
												Rec Room						
												Fireplace						
												Basement Garage						
												SUBTOTAL						
												Grade Factor()						
												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
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
UNDEVELOPED	03	0	0		1.0000	0/0		17,000.00	0.450	AC	0.000	23,200.00	10440		
TOTAL MARKET LAND DATA									0.45				10440		
TOTAL PRESENT USE DATA															
3012035722 (1037825) Group:0															
6/16/2021 9:28:39 AM.															

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11354

Parcel ID: 3012035722

ID NO: 11354

CARD NO. 1 of 1