

LEGRA LAND INVESTORS OF NC INC

525 E 9TH ST

NB: 100 NEW RIVER AREA
#7 MOUNTAIN VIEW
Property Location: MOUNTAIN VIEW #7

HIALEAH, FL 33010

0.4000 AC

CARD NO. 1 of 1
TWP: GAP CIVIL
FIRE:SPARTA

DEED INFORMATION
DEED DATE: 4/2011
DEED BOOK/PAGE: 00343/0163

Parcel ID: 3051551628
Account: 7604
Reval Year: 2021 Tax Year: 2021
Appraised By TAD on 10/31/2019
EX- LAST ACTION 20201102

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				3,900				
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				3,900				
												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		BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE
														00343	0163	4	2011	P	V	6,500
														00279	0108	2	2005	Q	V	17,500
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	ROLLING/0	9,300.00	0.400	AC	0.000	9,750.00	3900			
TOTAL MARKET LAND DATA								0.4				3900			
TOTAL PRESENT USE DATA															
3051551628 (861681) Group:0															

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