

FENDER JOHN R. & PHYLLIS D.

4342 RIDGEGLEN RD

NB: 500 GLADE CREEK AREA
#3 MILES, D.W.
Property Location: 4342 RIDGEGLEN RDElderly
0.9400 ACCARD NO. 1 of 1
TWP: CHERRY LANE
FIRE:GLADE CREE**DEED INFORMATION**
DEED DATE: 12/2013
DEED BOOK/PAGE: 00362/1257**Parcel ID: 4000743777**Account: 5520
Reval Year: 2021 Tax Year: 2021Appraised By TAD on 12/03/2019
EX- LAST ACTION 20210511

MARKET VALUE												CORRELATION OF VALUE							
PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CREDENCE TO MARKET							
Residential		R-RESIDENTIAL		GD	3-AVERAGE		C	1980		1980		PARCEL VALUATION SUMMARY							
DWELLING DATA												BILLABLE LAND VALUE 24,800							
CONDO STYLE												BILLABLE IMPROVEMENT VALUE 95600							
KITCHEN REMODELED												TOTAL BILLABLE VALUE 120,400							
HOUSE COLOR												PERMIT							
STYLE												CODE		DATE		NO.			
WALLS												SALES DATA							
STORY HT.												OFF. RECORD		DATE		TYPE			
# ROOMS												BOOK		PAGE		MO			
BED ROOMS												YR		VALID		V/I			
FAMILY ROOMS												SALES PRICE							
KITCHENS												00362		1257		12			
FULL BATHS												2013		E		I			
HALF BATHS																			
BMST																			
ATTIC																			
BATH REMODELED																			
HEATING																			
HEATING SYSTEM																			
TYPE																			
UNFINISHED AREA																			
UNHEATED AREA																			
BSMT LIVING AREA																			
BSMT REC AREA																			
ADD'L FIXTURES																			
TOTAL FIXTURES																			
6-FULL																			
1-NONE																			
NO																			
2-BASIC																			
4-OIL																			
10-MONITOR																			
0.000																			
2038.000																			
0.00																			
0.00																			
BSMT GARAGE (# CARS)												TRUE GFA		TRUE TLA					
WOODBURNING/METAL FIREPLACES												1,204.00		1,204.00					
1																			
1/0																			
2-SAME																			
MARKET ADJUSTMENT																			
COST & DESIGN																			
SKETCH INFORMATION																			
LOWER LEVEL		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		AREA		VALUE									
BSMNT		ONE STY MSNRY						1204				Base Price 39690							
		OPN MSNRY PRCH						90				Plumbing 1200							
		CRPRT						336				Additions 5600							
		WD DECK						408				Unfin. Area 0							
NOTES																Basement 0			
																Attic 0			
																Heat / AC Adj. 0			
																FBLA 0			
																Rec Room 0			
																Fireplace 2330			
																Basement Garage 850			
																SUBTOTAL 129,142			
																Grade Factor(C) 1.00000			
																C & D Factor 0.00000			
																TOTAL RCN 129,142			
																% Good 0.74000			
																Market Adjustment Factor 0.00			
																Market Value Per Sq. Ft. 100.00			
																RCNLD 95,600			
																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 (Levels1-2)=N28E43S28W43Area:2408;=E15S6W15N6Area:90;=W12N28E12S28Area:336;=S12W14S28W6N40E20Area:408;TotalArea:3242																			
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	ROLLING/0		25,400.00	0.940	AC	0.000	26,340.43	24760						
TOTAL MARKET LAND DATA										0.94			24760						
TOTAL PRESENT USE DATA																			
4000743777 (1103842) Group:0																			
6/16/2021 2:07:53 AM.																			

6/16/2021 2:07:53 AM.

