

EDWARDS JERRY W. & MICHELLE

6883 GLADE VALLEY RD

NB: 500 GLADE CREEK AREA
#3 HIGGINS FARM
Property Location: HIGGINS FARM #3

27.3500 AC

CARD NO. 1 of 1
TWP: GLADE CREEK
FIRE:GLADE CREE

DEED INFORMATION
DEED DATE: 1/2020
DEED BOOK/PAGE: 00405/0510

Parcel ID: 4022162071
Account: 33664
Reval Year: 2021 Tax Year: 2021
Appraised By TAD on 10/29/2019
EX- LAST ACTION 20201103

PROPERTY TYPE		USE		CDU	PHYSICAL CONDITION		GRADE	EYB		AYB		CORRELATION OF VALUE			
R												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			
												161,000			
												DEFERRED LAND VALUE			
												139,000			
												BILLABLE LAND VALUE			
												22,000			
												BILLABLE IMPROVEMENT VALUE			
												0			
												TOTAL APPRAISED VALUE			
												161,000			
												TOTAL BILLABLE VALUE			
												22,000			
PERMIT															
CODE		DATE		NO.											
SALES DATA															
OFF. RECORD	DATE	TYPE													
BOOK	PAGE	MO	YR	VALID	V/I	SALES PRICE									
00405	0510	1	2020	A	V	600,000									
00397	1180	1	2019	A	V	500,000									
00291	0330	3	2006	Q	V	0									
BUILDING VALUATION SUMMARY															
Base Price															
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
OPEN LAND	08	0	0	0.0000	1.0000	ROLLING/0			5,000.00	26.000	AC	0.000	5,400.00	140400		
FOREST LAND	09	0	0	0.0000	1.0000	ROLLING/0			5,000.00	1.350	AC	0.000	15,251.85	20590		
TOTAL MARKET LAND DATA										27.35				160990		
AGR USE	41		0	0	0.0000	5	1.0000		835.00	26.000	AC	0.000	835.00	21710		
FOREST USE	42		0	0	0.0000	5	1.0000		229.00	1.350	AC	0.000	229.63	310		
TOTAL PRESENT USE DATA										27.35				22,020		

4022162071 (681079) Group:0

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