

LEGRA LAND INVESTORS INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 101 RIVER COUNTRY

#52 ALLGHNY RVR VIEW

Property Location: ALLEGHANY RVR VIEW #52

0.6200 AC

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

DEED INFORMATION

DEED DATE: 12/2016

DEED BOOK/PAGE: 00382/1418

Parcel ID: 3012038936

Account: 7598

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 04/04/2019

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 | | | | 13,000 | | | | | | | |
| 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 | | | | 13,000 | | | | | | | |
| 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 | | | |
| | | | | | | | | | | | | | | 00382 | 1418 | 12 | 2016 | Q | V | 0 | | | |
| | | | | | | | | | | | | | | 00374 | 1173 | 9 | 2015 | Q | V | 25,000 | | | |
| | | | | | | | | | | | | | | 00374 | 0640 | 9 | 2015 | E | V | 0 | | | |
| | | | | | | | | | | | | | | 00345 | 0966 | 9 | 2011 | E | V | 0 | | | |
| | | | | | | | | | | | | | | 00339 | 0403 | 9 | 2010 | E | V | 0 | | | |
| | | | | | | | | | | | | | | 00338 | 1044 | 8 | 2010 | R | V | 0 | | | |
| 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 | | 17,000.00 | 0.620 | AC | 0.000 | 21,000.00 | 13020 | | |
| TOTAL MARKET LAND DATA | | | | | | | | | 0.62 | | | | 13020 | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | |
| 3012038936 (674972) Group:0 | | | | | | | | | | | | | | | |
| 6/16/2021 2:51:00 AM. | | | | | | | | | | | | | | | |

LEGRA LAND INVESTORS INC

7598

Parcel ID: 3012038936

ID NO:

CARD NO. 1 of 1