

LEGRA LAND INVESTORS INC

525 E 9TH ST

HIALEAH, FL 33010

NB: 102 LEGRA

#25 RIVER LAKE

Property Location: RIVER LAKE #25

CARD NO. 1 of 1

TWP: PINEY CREEK

FIRE:PINEY CREE

0.6900 AC

DEED INFORMATION

DEED DATE: 1/2013

DEED BOOK/PAGE: 00356/0170

Parcel ID: 3013227422

Account: 7598

Reval Year: 2021 Tax Year: 2021

Appraised By RK on 09/20/2018

EX- LAST ACTION 20210111

PROPERTY TYPE		USE		CDU	MARKET VALUE		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	BILLABLE LAND VALUE			12,000		
												BILLABLE IMPROVEMENT VALUE			0		
												TOTAL BILLABLE VALUE			12,000		
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		OFF. RECORD	DATE	TYPE	
														BOOK	PAGE	MO YR	
														00356	0170	1 2013	
														VALID	V/I	SALES PRICE	
														P	V	18,000	
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
UNDEVELOPED	03	0	0		1.0000	ROLLING/0		17,000.00	0.690	AC	0.000	17,376.81	11990		
TOTAL MARKET LAND DATA									0.69				11990		
TOTAL PRESENT USE DATA															
3013227422 (927732) Group:0															

LEGRA LAND INVESTORS INC

7598

Parcel ID: 3013227422

ID NO: 7598

CARD NO. 1 of 1