

CHEROKEE COUNTY

11/4/2014 8:47:30 AM

ANDERSON JACOB & W/ ANDERSON LAURA

Return/Appeal
Notes:Parcel: 5501-04-73-8939-
00085 POOR HOUSE MOUNTAIN RDG
35290PLAT: / UNIQ ID 35968
ID NO: 44000037RE0001B

COUNTY TAX (100), FIRE DIST 44 MURPHY RURAL FD (100), SOLID WASTE FEE (1)

CARD NO. 1 of 1

Reval Year: 2012 Tax Year: 2015
LOT 102 CHEROKEE HILLS 1398/523

1.770 AC

SRC=

Appraised by 20 on 07/03/2007 44080 CHEROKEE HILLS

TW-44

CI- FR- EX-

AT-

LAST ACTION
20120314

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE																																																																																																																																									
Foundation - 6	8.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.23000																																																																																																																																								
Hillside, Moderate		01	01	2,940	97	67.17	200280	1989	1989	% GOOD	77.0																																																																																																																																								
Sub Floor System - 4	8.00	TYPE: Single Family Residential																																																																																																																																																	
Plywood		STYLE: 2 - 1.5 Stories																																																																																																																																																	
Exterior Walls - 17	20.00	Single Family Residential																																																																																																																																																	
Cedar / Redwood Siding		DEPR. OB/XF VALUE - CARD 1,680																																																																																																																																																	
Roofing Structure - 03	8.00	MARKET LAND VALUE - CARD 43,850																																																																																																																																																	
Gable		TOTAL MARKET VALUE - CARD 199,750																																																																																																																																																	
Roofing Cover - 03	8.00	TOTAL APPRAISED VALUE - CARD 199,750																																																																																																																																																	
Asp/Comp Shingle		TOTAL APPRAISED VALUE - PARCEL 199,750																																																																																																																																																	
Interior Wall Construction - 5	32.00	TOTAL PRESENT USE VALUE - PARCEL 0																																																																																																																																																	
Drywall		TOTAL VALUE DEFERRED - PARCEL 0																																																																																																																																																	
Interior Floor Cover - 12	0.00	TOTAL TAXABLE VALUE - PARCEL 199,750																																																																																																																																																	
Hardwood		PRIOR																																																																																																																																																	
Interior Floor Cover - 14	6.00	BUILDING VALUE 276,820																																																																																																																																																	
Carpet		OBXF VALUE 1,000																																																																																																																																																	
Heating Fuel - 04	1.00	LAND VALUE 86,950																																																																																																																																																	
Electric		PRESENT USE VALUE 0																																																																																																																																																	
Heating Type - 10	4.00	DEFERRED VALUE 0																																																																																																																																																	
Heat Pump		TOTAL VALUE 364,770																																																																																																																																																	
Air Conditioning Type - 03	4.00	PERMIT																																																																																																																																																	
Central		CODE DATE NOTE NUMBER AMOUNT																																																																																																																																																	
Bedrooms/Bathrooms/Half-Bathrooms	10.000	ROUT: 51.000WTRSHD:																																																																																																																																																	
3/2/1		SALES DATA																																																																																																																																																	
Bedrooms		OFF.																																																																																																																																																	
BAS - 1 FUS - 2 LL - 0		RECORD DATE DEED TYPE Q/UV/I INDICATE																																																																																																																																																	
Bathrooms		BOOK PAGE MOYR TYPE Q/UV/I SALES																																																																																																																																																	
BAS - 1 FUS - 1 LL - 0		PRICE																																																																																																																																																	
Half-Bathrooms		014270215 12 2011 SW* P I 152000																																																																																																																																																	
BAS - 1 FUS - 0 LL - 0		013980523 11 2010 TD* P I 212500																																																																																																																																																	
Office		013900508 7 2010 QC U I 0																																																																																																																																																	
TOTAL POINT VALUE	109.000	012150700 3 2006 WD* X I 305000																																																																																																																																																	
BUILDING ADJUSTMENTS																																																																																																																																																			
Quality	3	Average	1.0000																																																																																																																																																
Shape/Design	2	Rectangle	1.0000																																																																																																																																																
Size	Size	Size	0.8900																																																																																																																																																
TOTAL ADJUSTMENT FACTOR				0.890																																																																																																																																															
TOTAL QUALITY INDEX				97																																																																																																																																															
Click on image to enlarge																																																																																																																																																			
HEATED AREA 2,616																																																																																																																																																			
NOTES																																																																																																																																																			
INF HRG CHG 12VIEW! F/S COLDWELL BANKER.																																																																																																																																																			
<table border="1"> <thead> <tr> <th colspan="2">SUBAREA</th> <th>CODE</th> <th>DESCRIPTION</th> <th>COUNT</th> <th>LTH</th> <th>WTH</th> <th>UNITS</th> <th>UNIT PRICE</th> <th>ORIG % COND</th> <th>BLDG#</th> <th>AYB</th> <th>EYB</th> <th>ANN DEP RATE</th> <th>OVR</th> <th>% COND</th> <th>OB/XF DEPR. VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,894 100</td> <td>127220</td> <td>01 STORAGE</td> <td></td> <td>12</td> <td>10</td> <td>120</td> <td>14.00</td> <td>0</td> <td></td> <td>1990</td> <td>1990</td> <td>S3</td> <td></td> <td>100</td> <td>1680</td> </tr> <tr> <td>FGD</td> <td>552 045</td> <td>16658</td> <td colspan="14">TOTAL OB/XF VALUE 1,680</td> </tr> <tr> <td>FOP</td> <td>132 035</td> <td>3090</td> <td colspan="14"></td> </tr> <tr> <td>FUS</td> <td>722 090</td> <td>43661</td> <td colspan="14"></td> </tr> <tr> <td>WDD</td> <td>512 020</td> <td>6851</td> <td colspan="14"></td> </tr> <tr> <td colspan="2">FIREPLACE</td> <td>3 - 1 Story Single</td> <td>2,800</td> <td colspan="13"></td> </tr> <tr> <td colspan="2">SUBAREA TOTALS</td> <td>3,812</td> <td>200,280</td> <td colspan="13"></td> </tr> </tbody> </table>												SUBAREA		CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	BAS	1,894 100	127220	01 STORAGE		12	10	120	14.00	0		1990	1990	S3		100	1680	FGD	552 045	16658	TOTAL OB/XF VALUE 1,680														FOP	132 035	3090															FUS	722 090	43661															WDD	512 020	6851															FIREPLACE		3 - 1 Story Single	2,800														SUBAREA TOTALS		3,812	200,280													
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BUILDING DIMENSIONS FOP=W22S6E22N6Area:132;WDD=N14E52S14W14N9W24S9W14Area:512;BAS=E14S33W24N6W38N13E10N14E14N9E24S9Area:1894;FGD=S21W25N24E9 9S3E16Area:552;FUS=E38N19W38S19Area:722;TotalArea:3812																																																																																																																																																			
LAND INFORMATION																																																																																																																																																			
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT		ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES																																																																																																																																	
SUB LOT	0100		0	0	1.0000	0	1.0000				40,000.00	1.000	AC	1.000	40,000.00	40000	0																																																																																																																																		
SINGLE FAMILY RESIDENTIAL, RESIDUAL	0149		0	0	1.0000	0	1.0000				5,000.00	0.770	AC	1.000	5,000.00	3850	0																																																																																																																																		
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