

GARCIA QUENTIN M
107 BRANCHWATER PL
579100

Return/Appeal Notes: **3632401886**
UNIQU ID 26191

COUNTYWIDE ADVALOREM TAX (100), FIRE - SAULSTON (100), SW FFEFEE (1)
Reval Year: 2019 Tax Year: 2021 LT 47 WOODCROFT #4 999-735
Appraised by 88 on 08/25/2010 05031 WOODCROFT #1 THROUGH #9

CARD NO. 1 of 1
1.560 AC SRC=
TW-05 C-00 EX-AT- LAST ACTION 20181017

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE							
Foundation - 3		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.16000	CREDENCE TO MARKET								
Continuous Footing	5.00	50	01	1,639	106	84.80	138987	2003	2000	% GOOD	84.0	DEPR. BUILDING VALUE - CARD 116,750								
Sub Floor System - 4 PLYWOOD	6.00	TYPE: RURAL SINGLE FAMILY RESIDENTIAL										DEPR. OB/XF VALUE - CARD 380								
Exterior Walls - 10 Aluminum/Vinyl Siding	30.00	STORIES: 1 - 1.0 Story										MARKET LAND VALUE - CARD 30,000								
Roofing Structure - 03 Gable	4.00	Single Family Residential										TOTAL MARKET VALUE - CARD 147,130								
Roofing Cover - 03 Asphalt or Comp Shingle	4.00											TOTAL APPRAISED VALUE - CARD 147,130								
Interior Wall Construction - 5 Drywall/Sheetrock	27.00											TOTAL APPRAISED VALUE - PARCEL 147,130								
Interior Floor Cover - 08 Sheet Vinyl	9.00											TOTAL PRESENT USE VALUE - PARCEL 0								
Interior Floor Cover - 14 Carpet	0.00											TOTAL VALUE DEFERRED - PARCEL 0								
Heating Fuel - 04 Electric	1.00											TOTAL TAXABLE VALUE - PARCEL 147,130								
Heating Type - 10 Heat Pump	4.00											PRIOR								
Air Conditioning Type - 03 Central	4.00											BUILDING VALUE 114,360								
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0	12.000											OBXF VALUE 610								
Bedrooms BAS - 3 FUS - 0 LL - 0												LAND VALUE 30,000								
Bathrooms BAS - 2 FUS - 0 LL - 0												PRESENT USE VALUE 0								
Half-Bathrooms BAS - 0 FUS - 0 LL - 0		DEFERRED VALUE 0																		
Office BAS - 0 FUS - 0 LL - 0	0	TOTAL VALUE 144,970																		
TOTAL POINT VALUE	106.000																			
BUILDING ADJUSTMENTS																				
Quality	5	Average	1.0000																	
Shape/Design	1	Market Adjustment	1.0000																	
Size	Size	Size	1.0000																	
TOTAL ADJUSTMENT FACTOR			1.000																	
TOTAL QUALITY INDEX			106																	
SUBAREA																				
TYPE	GS AREA	%	RPL CS	CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
BAS	1,244	100	105491	01	1	STORAG BLD	10	12	120	8.00	100	1	1	1999	1999	S3		40	384	
				TOTAL OB/XF VALUE																384
FGD	638	040	21624																	
FOP	112	030	2883																	
FSP	304	035	8989																	
FIREPLACE	1 - None		0																	
SUBAREA TOTALS	2,298		138,987																	
BUILDING DIMENSIONS BAS=W19W25S29E28N2E16N27Area:1244;FSP=N12W12S12E12Area:144;FOP=S4E28N4W28Area:112;FGD=S2E22N29W22S27Area:638;FSP=S10E16N10W16Area:160;TotalArea:2298																				
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	LAND NOTES	
5010	5010		0	0	1.0000	0	1.2500	SIZE					24,000.00	1.000	LT	1.250	30,000.00	30000		
TOTAL MARKET LAND DATA																		30,000		
TOTAL PRESENT USE DATA																				