PROPERTY LOCATION

Map: 185 Lot: 23 Sublot: 0

Residential

IN PROCESS APPRAISAL SUMMARY

Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value
--- | --- | --- | --- | --- | ---
101 | 688,800 | 1,900 | 1.840 | 800,100 | 1,490,800

Legal Description: User Acct

1.840

OWNER

Owner 1: WANG GIGI
Owner 2: 
Owner 3: 

PREVIOUS OWNER

Owner 1: 
Owner 2: 
Owner 3: 

SOURCE:

PREVIOUS ASSESSMENT

Tax Yr | Use | Cat | Bidg Value | Yrd Items | Land Size | Land Value | Total Value | Assesd Val | Notes | Date
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
2019 | 101 | FV | 623,200 | 1900 | 1.84 | 796,900 | 1,422,000 | 1,422,000 | Create final value 2019 | 6/4/2019
2018 | 101 | FV | 623,200 | 1900 | 1.84 | 796,900 | 1,422,000 | 1,422,000 | Year End Roll | 9/28/2017
2017 | 101 | FV | 596,600 | 0 | 1.84 | 796,900 | 1,396,500 | 1,396,500 | Year End Roll | 9/29/2016
2016 | 101 | FV | 576,400 | 0 | 1.84 | 744,900 | 1,321,300 | 1,321,300 | Year End Roll | 1/14/2016
2015 | 101 | FV | 570,700 | 0 | 1.84 | 689,700 | 1,260,400 | 1,260,400 | Year End Roll | 10/2/2014
2014 | 101 | FV | 530,700 | 0 | 1.84 | 680,100 | 1,210,800 | 1,210,800 | Year End Roll | 1/23/2014
2013 | 101 | FV | 519,200 | 0 | 1.84 | 660,100 | 1,179,300 | 1,179,300 | Year End Roll | 10/25/2012
2012 | 101 | FV | 530,700 | 0 | 1.84 | 680,100 | 1,210,800 | 1,210,800 | Year End Roll | 1/26/2012

TAX DISTRICT

Grantor: Legal Ref: Type: Date: Sale Code: Sale Price: V: Tst: Verf: Assoc PCL Value: Notes

SALES INFORMATION

WARBLER SPRINGS: 23701-32 | 9/28/1993 | 275000 | Yes | No

PREVIOUS ASSESSMENT

Parcel ID: 185 23 0

Parcels:

TOTAL ASSESSED: 1,490,800

PROPERTY FACTORS

Item | Code | Descp | % Item | Code | Descp
--- | --- | --- | --- | --- | ---
Z 1 | Residential | 100 | U | 1
n | 1 | Census: | Exempt | D | Topo: | 1 | PAVED | 1 | MEDIUM

LAND SECTION (First 7 lines only)

Use Code | Description | LUC | Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh | Neigh | Infl 1 | % | Infl 2 | % | Infl 3 | % | Infl 3 | % | Appraised Value | All Class | % Spec | Land | J Code | Fact | Use Value | Notes
101 | ONE FAM | 80000 | ACRE | EXCESS ACRE | 0 | 30,000 | 1.000 | 5 | 0 | 10.00 | 1.000 | R5 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000 | 800,000

TOTAL AC/HA: 1.83955

DISCLAIMER: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020
**EXTERIOR INFORMATION**
- Type: 6 - COLONIAL
- Sty Ht: 2 - 2
- (Liv) Units: 1
- Foundation: 1 - CONCRETE
- Frame: 1 - WOOD
- Prime Wall: 2 - CLAPBOARD
- Sec Wall: % 4
- Roof Struct: 2 - HIP
- Color: 1
- View / Desir: 1

**GENERAL INFORMATION**
- Grade: 6+ - GOOD (+)
- Eff Yr Blt: 1994
- Alt %: 1
- Year Blt: 1994
- Alt LUC: 1
- Total Units: 1
- Const Mod: 1
- Lump Sum Adj: 1

**INTERIOR INFORMATION**
- Avg Hit/FL: STD
- Prim Int Wal: 1 - DRYWALL
- Sec Int Wal: %
- Partition: T - TYPICAL
- Prim Floors: 3 - HARDWOOD
- Sec Floors: %

**CONDO INFORMATION**
- Location: 1
- Total Units: 1
- Floor: 1 - 1ST FLOOR

**DEPRECIATION**
- Phys Cond: GD - Good 10%
- Functional: 1
- Economic: 1
- Special: 1
- General: 1

**CALC SUMMARY**
- Basic $ / SQ: 94.00
- Size Adj: 0.89869887
- Const Adj: 1.01999998
- Adj $ / SQ: 96.167
- Other Features: 7.3912
- Grade Factor: 1.60
- Neighborhood Inf: 1.00000000
- % Heated: 100%
- % AC: 100%
- % Com Wal: 0%
- % Sprinkled: 0%
- LUC Factor: 1.00
- Adj Total: 765294
- Depreciation: 76529
- Depreciated Total: 868765
- WAv$/SQ: 1256001.195
- AvRate: 170.71
- Ind.Val: 4035
- Juris. Factor: 1.00
- Val/Su Fin: 170.71
- Val/Su Net: 102.84
- Final Total: 1.900

**COMPARABLE SALES**
- Rate: 1
- Parcel ID: 9
- Typ: 1
- Date: 1
- Sale Price: 1

**RESIDENTIAL GRID**
- Level: 1 - 1ST FLOOR
- Fy: 1
- Lr: 1
- D: 1
- K: 1
- Fr: 1
- Rr: 1
- Fb: 1
- Hb: 1
- L: 1

**REMODELING**
- Ext Interior: No Unit
- Ext Exterior: No Unit
- Int Interior: No Unit
- Int Exterior: No Unit

**REMODELING**
- Totals: 1
- Ext: 1
- Int: 1

**SUB AREA DETAIL**
- Code: FFL
- Description: 1ST FLOOR
- Area - SQ: 2,590
- Rate - AV: 86.170
- Undep Value: 223,173
- Sub Area % Usbl: 100
- Sub Area: 1ST FLOOR
- Depreciated Total: 1,900

**CAPITAL IMPROVEMENTS**
- INT PART FIN, MASTERBATH + HALF BATH ROUGHED ONLY.

**COMMENTS**
- INT PART FIN, MASTERBATH + HALF BATH ROUGHED ONLY

**SPEC FEATURES/YARD ITEMS**
- Code: 19
- Description: PATIO
- A Y/S: D Y
- Qty: 1
- Size/Dim: 26X12
- Qual: A
- Con: AV
- Year: 2017
- Unit Price: 7.00
- D/S: T
- Dep: 15
- LUC: 101
- Fact: 1.900
- Appr Value: 1.900
- Juris. Value: 1.900

**TOTALS**
- Total Yard Items: 1,900
- Total Special Features: 1,900

**SUB AREA**
- Code: 4035
- Description: 4035
- Area - SQ: 6,698
- Rate - AV: 124,512
- Undep Value: 1,500
- Sub Area % Usbl: 100
- Sub Area: OPEN PORCH
- Depreciated Total: 1,900

**IMAGES**
- Patriot Properties, Inc

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**SUB AREA**
- Code: 4035
- Description: 4035
- Area - SQ: 6,698
- Rate - AV: 124,512
- Undep Value: 1,500
- Sub Area % Usbl: 100
- Sub Area: OPEN PORCH
- Depreciated Total: 1,900