

**CHEROKEE COUNTY**

**PLETICHA SUZANN 99% INT COOK JESSICA 1% INT JT W/ROS**  
 BIRDS VIEW LN  
 60187

Return/Appeal Notes: **Parcel: 4530-04-94-8863-000**  
 PLAT: 00000/0000 UNIQ ID 9804

COUNTY TAX (100), FIRE DIST 55 CULBERSON FD (100)  
 Reval Year: 2020 Tax Year: 2025 LOT 5 EAGLES NEST 1733/22  
 Appraised by 15 on 09/05/2019 33033 EAGLES NEST

CARD NO. 1 of 1  
 1.0600 AC SRC= INSPECTION  
 TW-33 CI- FR-EX- AT- LAST ACTION 20230531

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE										
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO												
BUILDING ADJUSTMENTS		01	00							% GOOD												
TOTAL ADJUSTMENT FACTOR		TYPE: Single Family Residential										<b>DEPR. BUILDING VALUE - CARD</b>					0					
TOTAL QUALITY INDEX		STYLE:										<b>DEPR. OB/XF VALUE - CARD</b>					0					
												<b>MARKET LAND VALUE - CARD</b>					20,000					
												<b>TOTAL MARKET VALUE - CARD</b>					20,000					
												<b>TOTAL APPRAISED VALUE - CARD</b>					20,000					
												<b>TOTAL APPRAISED VALUE - PARCEL</b>					20,000					
												<b>TOTAL PRESENT USE VALUE - PARCEL</b>					0					
												<b>TOTAL VALUE DEFERRED - PARCEL</b>					0					
												<b>TOTAL TAXABLE VALUE - PARCEL</b>					20,000					
												<b>PRIOR</b>										
												BUILDING VALUE					0					
												OBXF VALUE					0					
												LAND VALUE					40,300					
												PRESENT USE VALUE					0					
												DEFERRED VALUE					0					
												TOTAL VALUE					40,300					
												<b>PERMIT</b>										
		CODE	DATE	NOTE	NUMBER	AMOUNT																
												ROUT: 74.000WTRSHD:										
												<b>SALES DATA</b>										
OFF. RECORD		BOOK	PAGE	DATE	MOYR	DEED TYPE	Q	U	V	I	INDICATE SALES PRICE											
01524	0505	11	2015	WD*		Q	V							30000								
01439	0263	6	2012	WD*		Q	V							43500								
01098	0524	5	2004	WD*		Q	V							37500								
01735	0862	5	2023	NW*		F	V							3000								
01733	0022	4	2023	NW		E	V							0								
01664	0135	11	2020	NW		E	V							0								
01268	0755	1	2007	WD		X	V							47500								
01198	0026	12	2005	WD		X	V							0								
00983	0744	6	2002	WD*		X	V							0								
												HEATED AREA										
												<b>NOTES</b>										
												LAND ADJ-VIEW INF HRG CHG 13										
SUBAREA		GS AREA	RPL %	CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE		TOTAL OB/XF VALUE																				0
FIREPLACE																						
SUBAREA TOTALS																						
<b>BUILDING DIMENSIONS</b>																						
<b>LAND INFORMATION</b>																						
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	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 ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
SFR MOUNTAIN VIEW	0121		290.000	176	1.0000	0	1.0000					RTP	20,000.00	1.0000	LT	1.000	20,000.00	20000		1.06 AC		
<b>TOTAL MARKET LAND DATA</b>																						20,000
<b>TOTAL PRESENT USE DATA</b>																						