

CHEROKEE COUNTY

MANN JOHN & W/ MANN LYNDA Return/Appeal Notes: **Parcel: 4592-17-00-8825-000**
 96 HOLIDAY DR PLAT: 00000/0000 UNIQ ID 31863
 34088 NN: 26 - Change of Ownership
 COUNTY TAX (100), FIRE DIST 44 MURPHY RURAL FD (100) CARD NO. 1 of 1
 Reval Year: 2020 Tax Year: 2025 LOT 3 OAK WOOD PLAZA 1531/962 1.2000 AC SRC= INSPECTION
 Appraised by 03 on 11/27/2019 44016 MURPHY HWY 64 74 TW-44 CI- FR-EX- AT- LAST ACTION 20240112

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		10	00							% GOOD					
TOTAL ADJUSTMENT FACTOR		TYPE: Commercial/RETAIL								DEPR. BUILDING VALUE - CARD					
TOTAL QUALITY INDEX		STYLE:								DEPR. OB/XF VALUE - CARD					
										MARKET LAND VALUE - CARD 144,000					
										TOTAL MARKET VALUE - CARD 144,000					
										TOTAL APPRAISED VALUE - CARD 144,000					
										TOTAL APPRAISED VALUE - PARCEL 144,000					
										TOTAL PRESENT USE VALUE - PARCEL 0					
										TOTAL VALUE DEFERRED - PARCEL 0					
										TOTAL TAXABLE VALUE - PARCEL 144,000					
PRIOR															
BUILDING VALUE													0		
OBXF VALUE													0		
LAND VALUE													120,000		
PRESENT USE VALUE													0		
DEFERRED VALUE													0		
TOTAL VALUE													120,000		
PERMIT															
CODE		DATE		NOTE		NUMBER		AMOUNT							
ROUT: 17.000WTRSHD:															
SALES DATA															
OFF. RECORD		DATE		DEED TYPE		Q/U/V/I		INDICATE SALES PRICE							
BOOK	PAGE	MO	YR	TYPE	Q	U	V	I							
01749	0924	1	2024	WD*	Q	V						175000			
01531	0962	3	2016	WD*	Q	V						150000			
01389	0099	6	2010	DE	U	V						0			
01156	0735	5	2005	WD*	X	V						200000			
HEATED AREA															
NOTES															
INF HRG NO CHANGE 2012															

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																			
FIREPLACE																					
SUBAREA																					
TOTALS																					

BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
COMMERCIAL	0700		119	418	1.0000	0	0.4000	+00	+00	-60	+00	+00	PS	300,000.00	1.200	AC	0.400	120,000.00	144000		
TOTAL MARKET LAND DATA															1.200				144,000		
TOTAL PRESENT USE DATA																					