

CHEROKEE COUNTY

SOBOTA WANDA K & H/ SOBOTA ROBERT P
 KAITLAN LN
 51697

Return/Appeal Notes: **Parcel: 4591-02-65-4165-000**
 PLAT: 0000H/1515 UNIQ ID 29115
 ID NO: 44004600095349

COUNTY TAX (100), FIRE DIST 46 MARTIN CREEK FD (100)
 Reval Year: 2020 Tax Year: 2026 LOT 12 PH 1 WILDCAT DEV 1124/611
 Appraised by 28 on 05/13/2025 44028 WILDCAT

CARD NO. 1 of 1
 0.8700 AC SRC=
 TW-44 CI- FR-EX- AT- LAST ACTION 20250513

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION					CORRELATION OF VALUE							
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB						CREDENCE TO							
	97	00							% GOOD					DEPR. BUILDING VALUE - CARD							
TOTAL ADJUSTMENT FACTOR	TYPE: Vacant									DEPR. OB/XF VALUE - CARD					0						
TOTAL QUALITY INDEX	STYLE:									MARKET LAND VALUE - CARD					22,500						
										TOTAL MARKET VALUE - CARD					22,500						
										TOTAL APPRAISED VALUE - CARD					22,500						
										TOTAL APPRAISED VALUE - PARCEL					22,500						
										TOTAL PRESENT USE VALUE - PARCEL					0						
										TOTAL VALUE DEFERRED - PARCEL					0						
										TOTAL TAXABLE VALUE - PARCEL					22,500						
PRIOR																					
										BUILDING VALUE					0						
										OBXF VALUE					0						
										LAND VALUE					23,490						
										PRESENT USE VALUE					0						
										DEFERRED VALUE					0						
										TOTAL VALUE					23,490						
PERMIT																					
CODE			DATE			NOTE			NUMBER			AMOUNT									
ROUT: 47.000WTRSHD:																					
SALES DATA																					
OFF. RECORD																					
BOOK	PAGE	DATE	MO	YR	DEED TYPE	Q	U	V	I	INDICATE SALES PRICE											
01723	0908	10	2022		WD*	Q	V			15000											
01124	0611	10	2004		WD*	Q	V			28500											
01083	0099	2	2004		WD*	X	V			17000											
00909	0080	9	2000		WD*	X	V			24500											
00732	0206	5	1995			X	V			0											
HEATED AREA																					
NOTES																					
VACANT 5/12/2025 NO CHANGE																					
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	
TOTAL OB/XF VALUE		0																			
FIREPLACE																					
SUBAREA TOTALS																					
BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	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				
SFR CREEK	0101		195.000	189	1.0000	0	0.7500	+00 +00 +00 +00 -25 FLPLN .71 AC/SIZE	RTP	30,000.00	1.0000	LT	0.750	22,500.00	22500		0.870AC				
TOTAL MARKET LAND DATA															22,500						
TOTAL PRESENT USE DATA																					