

CHEROKEE COUNTY

FOLEY ZACHARY ROBERT
1000 HYATT CREEK RD
63784

Return/Appeal Notes: Parcel: 5536-03-01-3069-000
PLAT: 00000/0000 UNIQ ID 46935
ID NO: 77010026R 0005

COUNTY TAX (100), FIRE DIST 80 VALLEYTOWN FD (100)
Reval Year: 2020 Tax Year: 2026 FR WILHELM 1580/41
Appraised by 55 on 12/18/2018 77003 VALLEYTOWN RURAL NORTH

CARD NO. 1 of 1
6.8500 AC
TW-77 SRC= INSPECTION
CI-00FR-EX- AT- LAST ACTION 20241023

| CONSTRUCTION DETAIL | | MARKET VALUE | | | | | DEPRECIATION | | | CORRELATION OF VALUE | | | | |
|-----------------------------|------------------------------------|--------------|------|------|-----------|--------|--------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--|--|--|--|
| TOTAL POINT VALUE | USE | MOD | Area | QUAL | BASE RATE | RCN | EYB | AYB | CREDENCE TO | | | | | |
| TOTAL ADJUSTMENT FACTOR | 01R | 00 | | | | | | | % GOOD | | | | | |
| TOTAL QUALITY INDEX | TYPE: Residential, Rural STYLE: | | | | | | | | DEPR. BUILDING VALUE - CARD DEPR. OB/XF VALUE - CARD MARKET LAND VALUE - CARD TOTAL MARKET VALUE - CARD TOTAL APPRAISED VALUE - CARD TOTAL APPRAISED VALUE - PARCEL TOTAL PRESENT USE VALUE - PARCEL TOTAL VALUE DEFERRED - PARCEL TOTAL TAXABLE VALUE - PARCEL | | | | | |
| | | | | | | | | | PRIOR BUILDING VALUE OBXF VALUE LAND VALUE PRESENT USE VALUE DEFERRED VALUE TOTAL VALUE | | | | | |
| PERMIT | | | | | | | | | | | | | | |
| CODE | | DATE | | NOTE | | NUMBER | | AMOUNT | | | | | | |
| ROUT: 55.000WTRSHD: | | | | | | | | | | | | | | |
| SALES DATA | | | | | | | | | | | | | | |
| OFF. RECORD | BOOK | PAGE | DATE | MOYR | DEED TYPE | Q | U | V | I | INDICATE SALES PRICE | | | | |
| 01580 | 0041 | 2 | 2018 | | WD* | Q | V | | | 45000 | | | | |
| 01766 | 1161 | 10 | 2024 | | QC | C | V | | | 0 | | | | |
| 01407 | 0910 | 3 | 2011 | | QC | F | V | | | 0 | | | | |
| 01394 | 0415 | 9 | 2010 | | AB | U | V | | | 0 | | | | |
| 01159 | 0799 | 5 | 2005 | | WD* | X | V | | | 75000 | | | | |
| 00353 | 0065 | 10 | 1975 | | WD* | X | V | | | 0 | | | | |
| HEATED AREA | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | |
| HYATTS CREEK LAND ADJ CREEK | | | | | | | | | | | | | | |

| SUBAREA | | GS AREA | RPL % | CS | CODE | QUALITY | DESCRIPTION | COUNT | LT | HT | UNITS | UNIT PRICE | ORIG % COND | BLDG# | SIZE FACT | AYB | EYB | ANN DEP RATE | % OVR | COND | OB/XF DEPR. VALUE | |
|----------------|--|---------|-------|----|------|---------|-------------|-------|----|----|-------|------------|-------------|-------|-----------|-----|-----|--------------|-------|------|-------------------|---|
| FIREPLACE | | | | | | | | | | | | | | | | | | | | | | 0 |
| SUBAREA TOTALS | | | | | | | | | | | | | | | | | | | | | | |

BUILDING DIMENSIONS

| LAND INFORMATION | | | | | | | | | | | | | | | | | | | | | |
|----------------------|----------|--------------|-----------|-------|--------------|---------|-----------|-----------------------------|-----|-----|-----|-----------|-----------------|------------------|---------|-------------|---------------------|------------|----------------|------------|--|
| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRON TAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJUSTMENTS AND NOTES | | | | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNT TYP | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES | |
| SFR CREEK | 0101 | | 326.000 | 711 | 1.2340 | 4 | 1.1900 | -01 | +00 | +20 | +00 | +00 | RP | 4,600.00 | 6.8500 | AC | 1.470 | 6,762.00 | 46320 | | |

| | | | | | | | | | | | | | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|--|--------|
| TOTAL MARKET LAND DATA | | | | | | | | | | | | | | | 6.850 | | | | | | 46,320 |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | | | | | |