

CHEROKEE COUNTY

YATES DANIEL LEE TRUSTEE

710 DONLEY RD

67298

NN: 26 - Change of Ownership

COUNTY TAX (100), SOLID WASTE FEE (1), FIRE DIST 70 HIWASSEE DAM FD (100)

Reval Year: 2020 Tax Year: 2027 FR BUCKHORN ALLEY FARMS LLC P/O 1635/1091

Appraised by 12 on 06/01/2020 66001 SHOAL CREEK RURAL WEST

Return/Appeal Notes:

Parcel: 4512-00-66-5765-000

PLAT: UNIQ ID SPLIT FROM ID
0000H/00897 389741 385859

** REVIEW SKETCH ID NO: 66451200006395
**

CARD NO. 1 of 1

283.6700 AC SRC= INSPECTION

TW-66 CI-00 FR-EX- AT- LAST ACTION 20260407

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
Foundation - 3	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.21000	CREDENCE TO	MARKET	
Continuous Footing	5.00	01R	01	2,020	108	98.28	202425	1999	1974	% GOOD	79.0	DEPR. BUILDING VALUE - CARD	159,920	
Sub Floor System - 4	8.00	TYPE: Residential, Rural										DEPR. OB/XF VALUE - CARD	78,350	
Plywood	8.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD	893,560	
Exterior Walls - 21	34.00											TOTAL MARKET VALUE - CARD	1,131,830	
Face Brick	34.00											TOTAL APPRAISED VALUE - CARD	1,131,830	
Roofing Structure - 03	7.00											TOTAL APPRAISED VALUE - PARCEL	1,131,830	
Gable	7.00											TOTAL PRESENT USE VALUE - PARCEL	0	
Roofing Cover - 12	14.00											TOTAL VALUE DEFERRED - PARCEL	0	
Modular Metal	14.00											TOTAL TAXABLE VALUE - PARCEL	1,131,830	
Interior Wall Construction - 4	0.00											PRIOR		
Plywood Panel	0.00											BUILDING VALUE	87,830	
Interior Wall Construction - 5	19.00											OBXF VALUE	6,090	
Drywall	19.00											LAND VALUE	919,770	
Interior Floor Cover - 08	0.00											PRESENT USE VALUE	726,420	
Sheet vinyl	0.00											DEFERRED VALUE	193,350	
Interior Floor Cover - 14	4.00											TOTAL VALUE	1,013,690	
Carpet	4.00											PERMIT		
Heating Fuel - 04	2.00											CODE	DATE	NOTE
Electric	2.00	ROUT: 21.000WTRSHD:												
Heating Type - 10	4.00	SALES DATA												
Heat Pump	4.00	OFF. RECORD	DATE	DEED	TYPE	Q/UV/I	INDICATE SALES PRICE							
Air Conditioning Type - 03	5.00	BOOK	PAGE	MOYR										
Central	5.00	01797	1287	3	2026	WD*	Q I	3000000						
Bedrooms/Bathrooms/Half-Bathrooms	4.000	01635	1091	2	2020	WD*	G I	1075000						
BAS - 3 FUS - 0 LL - 0	-	00244	0298	2	1964	DE	X V	0						
Bathrooms	-	HEATED AREA 1,616												
BAS - 1 FUS - 0 LL - 0	-	NOTES												
Half-Bathrooms	-	LAND ADJ LOCATION & VIEW/NUMEROUS O												
BAS - 0 FUS - 0 LL - 0	-	UTBUILDINGS LO												
TOTAL POINT VALUE	106.000	W VALUE												
BUILDING ADJUSTMENTS														
Quality	3	Average	1.0000											
Shape/Design	2	Rectangle	1.0000											
Size	2	SIZE	1.0200											
Market Factor	3	MARKET FACTOR	1.0000											
TOTAL ADJUSTMENT FACTOR	1.020													
TOTAL QUALITY INDEX	108													

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SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	%	RPL CS															
BAS	1,616	100	158820	97P	SHELTER POLE	60	24	1,440	4.00	0	-	1980	1980	S5		20	1152	
FOP	308	035	10614	02V	GARAGE BRICK	24	37	888	49.00	100	-	1980	1985	S3		20	8702	
FUT	140	055	7568	02M	GARAGE METAL	20	12	240	19.00	0	-	1974	1974	S3		20	912	
OEU	640	030	18870	97P	SHELTER POLE	36	22	792	4.00	0	-	1980	1980	S5		20	634	
PTO	448	005	2162	23M	STORAGE FARM	84	60	5,040	17.00	0	-	2008	2008	S3		64	54835	
WDD	24	020	491	01	MASON	16	10	160	24.20	0	-	1974	1974	S3		20	774	
FIREPLACE	3 - 1 Story Single/Flue		3,900	01B	STORAGE MASONRY	12	10	120	22.00	0	-	1974	1974	S3		20	528	
SUBAREA TOTALS	3,176		202,425	23P	STORAGE FARM	40	20	800	6.50	0	-	1974	1974	S3		20	1040	
				23P	STORAGE FARM	60	30	1,800	6.50	0	-	1974	1974	S3		20	2340	
				01M	STORAGE METAL	20	10	200	6.00	0	-	1974	1974	S3		20	240	
				23P	STORAGE FARM	60	42	2,520	6.50	0	-	1974	1974	S3		20	3276	
				23P	STORAGE FARM	50	20	1,000	6.50	0	-	1974	1974	S3		20	1300	
				23P	STORAGE FARM	36	20	760	6.50	0	-	1974	1974	S3		20	988	
				23P	STORAGE FARM	16	16	256	6.50	0	-	1974	1974	S3		20	333	
				23P	STORAGE FARM	50	20	1,000	6.50	0	-	1974	1974	S3		20	1300	
TOTAL OB/XF VALUE																		78,354

BUILDING DIMENSIONS BAS=W40S10S22E40N2E12N28W12N2Area:1616;FUT=W14S10E14N10Area:140;FOP=W14S22E14N22Area:308;WDD=N2E6S4W6N2Area:24;OEU=W20S33E20N32Area:640;PTO=W14N32E14S32Area:448;TotalArea:3176

LAND INFORMATION																						
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON 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 YP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL AC	0120		8518.000	0	0.8950	4	1.0100	+01 +00 +00 +00 +00						RP	3,500.00	283.6700	AC	0.900	3,150.00	893561		
TOTAL MARKET LAND DATA																	283.670			893,560		
TOTAL PRESENT USE DATA																						