

MCDANIEL MICHAEL S & W/ MCDANIEL ROBIN N
 187 GARDENIA CT
 61363
 COUNTY TAX (100), SOLID WASTE FEE (1), FIRE DIST 80 VALLEYTOWN FD (100)
 Reval Year: 2020 Tax Year: 2026
 Appraised by 55 on 05/17/2018 77054 VR WALK SUMMIT RDG VR VISTA

Return/Appeal Notes:
 Parcel: 5524-01-49-8317-000
 PLAT: 0000H/0620 UNIQ ID 383610 SPLIT FROM ID 43902
 CARD NO. 1 of 1
 0.9600 AC SRC=
 TW-77 CI-00 FR-EX- AT- LAST ACTION 20231221

CONSTRUCTION DETAIL	MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE	
Foundation - 3 Continuous Footing 5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard		0.01000	CREDENCE TO	MARKET
Sub Floor System - 2 Slab on Grade 4.00	01	01	964	127	115.57	113809	2019	2014	% GOOD		99.0	DEPR. BUILDING VALUE - CARD	112,670
Exterior Walls - 07 Cement Fiber Siding 22.00	TYPE: Single Family Residential								Single Family Residential				
Roofing Structure - 06 Vaulted/Cathedral 14.00	STYLE: 1 - 1.0 Story												
Roofing Cover - 12 Modular Metal 14.00													
Interior Wall Construction - 5 Drywall 22.00													
Interior Floor Cover - 12 Hardwood / Heart Pine 10.00													
Heating Fuel - 04 Electric 2.00													
Heating Type - 10 Heat Pump 4.00													
Air Conditioning Type - 03 Central 5.00													
Bedrooms/Bathrooms/Half-Bathrooms 2/2/0 8.000													
Bedrooms BAS - 2 FUS - 0 LL - 0													
Bathrooms BAS - 2 FUS - 0 LL - 0													
Half-Bathrooms BAS - 0 FUS - 0 LL - 0													
TOTAL POINT VALUE	110,000												
BUILDING ADJUSTMENTS													
Quality 3	Average	1.0000											
Shape/Design 2	Rectangle	1.0000											
Size 3	Size	1.1500											
Market Factor 3	MARKET FACTOR	1.0000											
TOTAL ADJUSTMENT FACTOR	1.150												
TOTAL QUALITY INDEX	127												

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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
				04	PATIO		6	10	60	10.60	0		2014	2014	55		70	445
TOTAL OB/XF VALUE																		
445																		

BAS	792	100	91531															
FOP	40	035	1618															
FSP	240	040	11095															
WDD	312	020	7165															
FIREPLACE	2 - Prefab	2,400																
SUBAREA TOTALS	1,384	113,809																

BUILDING DIMENSIONS BAS=S24S12E22N19N10N7W8W14Area:792;FOP=E4S10W4N10Area:40;FSP=W10N24E10S24Area:240;WDD=N10E24S10W14W10Area:240;WDD=W6N12E6S12Area:72;TotalArea:1384

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	VERRIDE VALUE	LAND NOTES		
SFR SUB LOT	0100		348.000	215	1.0000	0	1.5000	RF	AC	LC	TO	OT	creek	RTG	10,000.00	1.0000	LT	1.500	15,000.00	15000		

TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			