

CHEROKEE COUNTY

ALLEN LINDA W TRUSTEE

3021 HANGING DOG RD
63267

Return/Appeal Notes:

Parcel: 4594-00-36-6901-000

PLAT: 00000/0000 UNIQ ID 33461

** REVIEW SKETCH ID NO: 444594009921

COUNTY TAX (100), SOLID WASTE FEE (1), FIRE DIST 40 HANGING DOG FD (100)

CARD NO. 1 of 1

Reval Year: 2020 Tax Year: 2026 LOT 2 CLUTTON SUB 1720/461

3.4500 AC SRC=

Appraised by on 44115 MURPHY RURAL NORTH LOWER

TW-44 CI-00 FR-EX- AT- LAST ACTION 20240725

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE				
ITEM	AMOUNT	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard				0.32000	
Foundation - 3		01R	01	1,815	94	85.54	157655	1988	1988	% GOOD				68.0	
Continuous Footing	5.00	TYPE: Residential, Rural										Single Family Residential			
Sub Floor System - 4		STYLE: 2 - 1.5 Stories													
Plywood	8.00														
Exterior Walls - 16															
Wood Shingle/Log	30.00														
Roofing Structure - 03															
Gable	7.00														
Roofing Cover - 03															
Asp/Comp Shingle	8.00														
Interior Wall Construction - 2															
Wallboard/ WOOD	15.00														
Interior Wall Construction - 5															
Drywall	0.00														
Interior Floor Cover - 12															
Hardwood / Heart Pine	7.00														
Interior Floor Cover - 14															
Carpet	0.00														
Heating Fuel - 03															
Gas	2.00														
Heating Type - 03															
Air-not ducted	2.00														
Air Conditioning Type - 01															
None	0.00														
Bedrooms/Bathrooms/Half-Bathrooms															
3/2/0	8.000														
Bedrooms															
BAS - 1 FUS - 2 LL - 0															
Bathrooms															
BAS - 2 FUS - 0 LL - 0															
Half-Bathrooms															
BAS - 0 FUS - 0 LL - 0															
TOTAL POINT VALUE	92.000														
BUILDING ADJUSTMENTS															
Quality	3	Average	1.0000												
Shape/Design	2	Rectangle	1.0000												
Size	Size	SIZE	1.0200												
Market Factor	3	MARKET FACTOR	1.0000												
TOTAL ADJUSTMENT FACTOR	1.020														
TOTAL QUALITY INDEX	94														

FUS

BAS

OEU

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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
BAS	922100	78868	02	GARAGE FRAME		24	26	624	28.05	79	1	2001	2001		43	5946
FUS	722090	55601	55	GAZEBO	0	0	1	800.00	0		0	0			20	160
OEU	722030	18562	TOTAL OB/XF VALUE													6,106
UOP	128020	2224														
FIREPLACE	2 - Prefab	2,400														
SUBAREA TOTALS	2,494	157,655														

BUILDING DIMENSIONS BAS=W25S42E9N8E16N34Area:922;UOP=E16N8W16S8Area:128;FUS=W25S34E9N8E16N26Area:722;OEU=W25S34E9N8E16N26Area:722;TotalArea: :2494

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 SUB LOT	0100		300.000	472	1.0000	0	1.1000	+00 +00 +00 +00 +10	RTG	6,000.00	1.0000	LT	1.100	6,600.00	6600		3.45 AC
TOTAL MARKET LAND DATA															6,600		
TOTAL PRESENT USE DATA																	