

BUCHANAN DAVID R

11985 NC HWY 294  
52339

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

Reval Year: 2020 Tax Year: 2026  
FR WATKINS 1471/582 1581/425

Appraised by 88 on 06/14/2019 66006 A L DENTON MASON

Return/Appeal Notes:

Parcel: 4524-00-12-8395-000

PLAT: 00000/0000 UNIQ ID 7674

D81-9 CARD NO. 1 of 1

ID NO: 664524007448

5.7500 AC

SRC= OWNER

TW-66

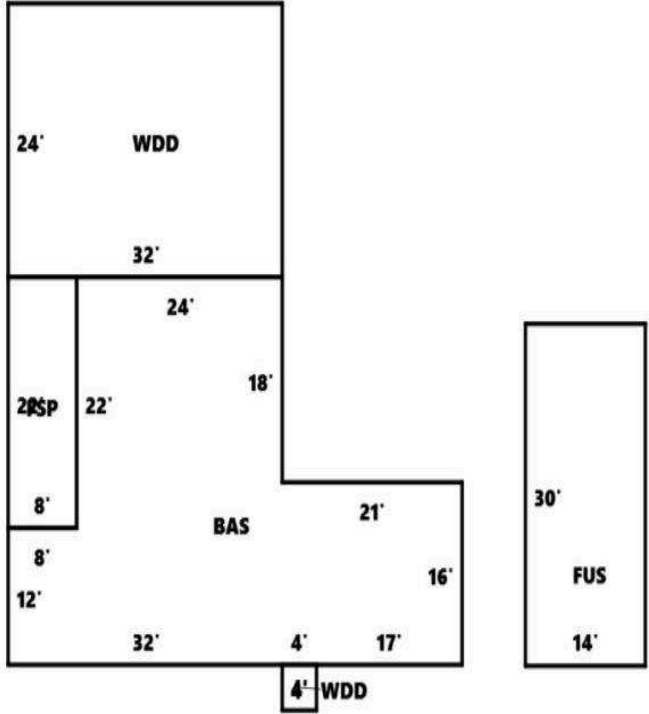
CI-00

FR-EX-

AT-

LAST ACTION 20200826

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE		
Foundation - 3		USE	MOD	Eff. Area	BASE RATE	RCN	EYB	AYB	Standard	0.14000	CREDENCE TO MARKET	
Continuous Footing	5.00	01	01	1,853	135	122.85	231931	20061986	% GOOD	86.0	DEPR. BUILDING VALUE - CARD 199,460	
Sub Floor System - 4		TYPE: Single Family Residential				Single Family Residential					DEPR. OB/XF VALUE - CARD 30,870	
Plywood	8.00	STYLE: 9 - Log/Chalets									MARKET LAND VALUE - CARD 23,000	
Exterior Walls - 16												TOTAL MARKET VALUE - CARD 253,330
Wood Shingle/Log	30.00											TOTAL APPRAISED VALUE - CARD 253,330
Roofing Structure - 06												TOTAL APPRAISED VALUE - PARCEL 253,330
Vaulted/Cathedral	14.00											TOTAL PRESENT USE VALUE - PARCEL 0
Roofing Cover - 03												TOTAL VALUE DEFERRED - PARCEL 0
Asp/Comp Shingle	8.00											TOTAL TAXABLE VALUE - PARCEL 253,330
Interior Wall Construction - 5												PRIOR
Drywall	27.00											BUILDING VALUE 109,240
Interior Wall Construction - 8												OBXF VALUE 13,000
LOG	0.00											LAND VALUE 47,750
Interior Floor Cover - 11												PRESENT USE VALUE 0
Ceramic Tile	11.00											DEFERRED VALUE 0
Interior Floor Cover - 12												TOTAL VALUE 169,990
Hardwood / Heart Pine	0.00											PERMIT
Heating Fuel - 04												CODE DATE NOTE NUMBER AMOUNT
Electric	2.00											RR 04/12/2018 18032322984.00
Heating Type - 10												FP 02/14/2014 TANK & LINES FOR GAS LOGS 140093
Heat Pump	4.00											ROUT: 143.000WTRSHD:
Air Conditioning Type - 03												SALES DATA
Central	5.00											OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES
Bedrooms/Bathrooms/Half-Bathrooms												BOOK PAGE MOYR
3/2/0	8,000											TYPE Q/UV/I PRICE
Bedrooms												01650 0500 7 2020 WD* Q I 265000
BAS - 1 FUS - 2 LL - 0												01581 0425 2 2018 WD* Q I 125000
Bathrooms												01471 0582 7 2013 WD* O I 97000
BAS - 1 FUS - 1 LL - 0												00899 0107 6 2000 WD X I 80000
Half-Bathrooms												00465 0002 5 1983 WD X I 17500
BAS - 0 FUS - 0 LL - 0												HEATED AREA 1,668
TOTAL POINT VALUE	122,000											NOTES
BUILDING ADJUSTMENTS												
Quality	4	Above Average	1.1000									CORRECTED ELEMENTS PER MLSRV SITE
Shape/Design	2	Rectangle	1.0000									
Size	Size	SIZE	1.0100									
Market Factor	3	MARKET FACTOR	1.0000									
TOTAL ADJUSTMENT FACTOR	1.110											
TOTAL QUALITY INDEX	135											



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SUBAREA		TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,248	100	153317	01	STORAGE	20	12	240	24.20	0	-	19861986	S3	20	1162					
FSP	176	040	8600	02M	GARAGE METAL	21	21	441	19.00	0	-	19861986	S3	20	1676					
FUS	420	090	46437	88	DECK	24	14	336	15.00	0	-	19861986	S5	20	1008					
WDD	784	020	19287	08	POOL VINYL	32	16	512	35.00	0	-	20192019	S5	95	17024					
				D8	MH SITE	0	0	1	10,000.00	0	-	20192019	S0	100	10000					
FIREPLACE	3 - 1 Story Single/Flue	4,290	TOTAL OB/XF VALUE 30,870																	
SUBAREA TOTALS	2,628		231,931																	

BUILDING DIMENSIONS BAS=W24S22W8S12E32E4E17N16W21N18Area:1248;FSP=W8S22E8N22Area:176;FUS=E14N30W14S30Area:420;WDD=N24E32S24W32Area:768;WDD=S4E4N4W4Area:16;TotalArea:2628

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 ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR SUB LOT	0100		485.000	467	1.0000	0	1.0000	00+00+00	RP	4,000.00	5.7500	AC	1.000	4,000.00	23000		
TOTAL MARKET LAND DATA												5.750				23,000	
TOTAL PRESENT USE DATA																	