

CHEROKEE COUNTY

HUNTER LARRY NEAL MCINTOSH TIMOTHY C JT W/ROS

Return/Appeal Notes:

Parcel: 5576-00-00-6563-000

45 SULPHUR LN
63906

PLAT: UNIQ ID
00000/0000 53323

D531-24 ID NO: 77008000039685

COUNTY TAX (100), SOLID WASTE FEE (1), FIRE DIST 80 VALLEYTOWN FD (100)

CARD NO. 1 of 1

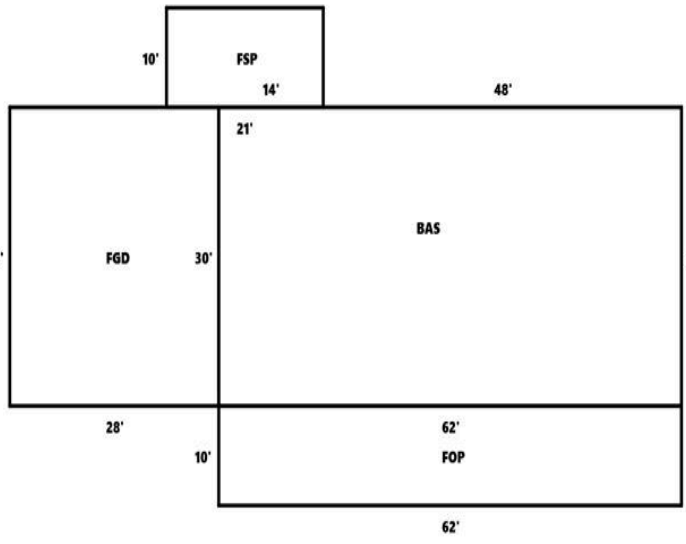
Reval Year: 2020 Tax Year: 2026 TR 1 FR MARTIN & MARTIN 1423/703

1.0200 AC SRC=

Appraised by on 77006 VALLEYTOWN RURAL EAST

TW-77 CI-00 FR-01 EX- AT- LAST ACTION 20241024

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION			CORRELATION OF VALUE	
Foundation - 3								Standard	0.13000	CREDENCE TO MARKET
Continuous Footing	5.00	USE	MOD	Eff. Area	BASE RATE	RCN	EYB	AYB		
Sub Floor System - 4		01R	01	2,539	109	99.19	254243	2007	2002	% GOOD
Plywood	8.00									87.0
Exterior Walls - 21		TYPE: Residential, Rural				Single Family Residential				
Face Brick	34.00	STYLE: 1 - 1.0 Story								
Roofing Structure - 03										
Gable	7.00									
Roofing Cover - 03										
Asp/Comp Shingle	8.00									
Interior Wall Construction - 5										
Drywall	22.00									
Interior Floor Cover - 12										
Hardwood / Heart Pine	7.00									
Interior Floor Cover - 14										
Carpet	0.00									
Heating Fuel - 04										
Electric	2.00									
Heating Type - 10										
Heat Pump	4.00									
Air Conditioning Type - 03										
Central	5.00									
Bedrooms/Bathrooms/Half-Bathrooms										
3/2/0	8.000									
Bedrooms										
BAS - 3 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	Size	Size	0.9900							
Market Factor	3	MARKET FACTOR	1.0000							
TOTAL ADJUSTMENT FACTOR	0.990									
TOTAL QUALITY INDEX	109									



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CORRELATION OF VALUE	
DEPR. BUILDING VALUE - CARD	221,190
DEPR. OB/XF VALUE - CARD	8,890
MARKET LAND VALUE - CARD	5,330
TOTAL MARKET VALUE - CARD	235,410
TOTAL APPRAISED VALUE - CARD	235,410
TOTAL APPRAISED VALUE - PARCEL	235,410
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	235,410
PRIOR	
BUILDING VALUE	171,450
OBXF VALUE	13,520
LAND VALUE	14,160
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	199,130

PERMIT				
CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: 279.000WTRSHD:				

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE SALES PRICE
BOOK	PAGE	MO	YR	TYPE	Q	UV	I
01766	1214	10	2024	WD*	A	I	365000
01423	0703	11	2011	WD	G	I	0
01421	0532	10	2011	WD	U	I	0
01420	0726	9	2011	WD	U	I	0
01294	0701	8	2007	WD	X	I	0
00631	0192	6	1991	WD	X	I	0

NOTES	
HEATED AREA 1,860	
INF HRG CHG 08	

SUBAREA		CODE	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS		02	GARAGE FRAME		30	17	510	37.88	0	-	2002	2002	S3		46	8887
FGD																
FOP																
FSP																
FIREPLACE	2 - Prefab															2,400
SUBAREA TOTALS																3,530
																254,243

BUILDING DIMENSIONS BAS=W48W14S30E62N30Area:1860;FSP=N10W21S10E21Area:210;FGD=W28S30E28N30Area:840;FOP=S10E62N10W62Area:620;TotalArea:3530

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
RURAL AC	0120		90.000	325	2.5690	4	0.9700	+02 -05 +00 +00 +00	RT	2,100.00	1.0200	AC	2,490	5,229.00	5334		

TOTAL MARKET LAND DATA																	
												1.020					5,330
TOTAL PRESENT USE DATA																	