

CHEROKEE COUNTY

KIRBY KEVIN TRUSTEE

LONESOME PINE RD
30961

BEAR PAW TAX (100), COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM FD (100)
LT 17 BLK 6 SEC 1 BEAR PAW 1228/506 A/32B

Reval Year: 2020 Tax Year: 2024

Appraised by 55 on 01/14/2019 11001 BEAR PAW

Return/Appeal Notes:

Parcel: 4554-07-57-4710-000

PLAT: 0000A/088A
UNIQU ID: 16732

CARD NO. 1 of 1

0.2200 AC

SRC= INSPECTION

TW-11

CI-03

FR-EX-

AT-

LAST ACTION 20200312

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE											
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO													
BUILDING ADJUSTMENTS		01	00							% GOOD													
TOTAL ADJUSTMENT FACTOR		TYPE: Single Family Residential										DEPR. BUILDING VALUE - CARD											
TOTAL QUALITY INDEX		STYLE:										DEPR. OB/XF VALUE - CARD											
												MARKET LAND VALUE - CARD											
												TOTAL MARKET VALUE - CARD											
												TOTAL APPRAISED VALUE - CARD											
												TOTAL APPRAISED VALUE - PARCEL											
												TOTAL PRESENT USE VALUE - PARCEL											
												TOTAL VALUE DEFERRED - PARCEL											
												TOTAL TAXABLE VALUE - PARCEL											
												PRIOR											
												BUILDING VALUE											
												OBXF VALUE											
												LAND VALUE											
												PRESENT USE VALUE											
												DEFERRED VALUE											
												TOTAL VALUE											
												PERMIT											
		CODE		DATE		NOTE		NUMBER		AMOUNT													
		ROUT: 40.000WTRSHD:										SALES DATA											
		OFF. RECORD										INDICATE SALES PRICE											
		BOOK		PAGE		DATE		MOYR		DEED TYPE		Q/U/V/I											
		01374		0986		12 2009		5		WD		U V		0									
		01228		0506		5 2006				WD*		X V		22000									
		HEATED AREA										NOTES											
SUBAREA		GS	RPL	CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
FIREPLACE																							
SUBAREA TOTALS																							
BUILDING DIMENSIONS																							
LAND INFORMATION																							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT 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 GATED COMM	0103		72	159	1.0000	0	1.0000	RF	AC	LC	TO	OT	RTP	8,000.00	1.000	LT	1.000	8,000.00	8000		0.22 AC		
TOTAL MARKET LAND DATA																				8,000			
TOTAL PRESENT USE DATA																							