RUTKOSKY DEREK
344 PINE RIDGE TRL
155901874

Return/Appeal Notes: **Parcel: 6612-02-03-0044**
PLAT: 00000/00000 UNIQ ID 10148
ID NO: 226850

COUNTY WIDE (100) CARD NO. 1 of 1
Reval Year: 2023 Tax Year: 2026 L43,44 B3 TOBACCO BR VILL 0.5700 AC SRC= Inspection
Appraised by 01 on 03/20/2018 00229 TOBACCO BRANCH TW-22 CI- FR- EX- AT- LAST ACTION 20240603

CONSTRUCTION DETAIL

Foundation - 3 Continuous Footing	5.00
Sub Floor System - 5 Wood	10.00
Exterior Walls - 10 Aluminum/Vinyl / Rubber	29.00
Exterior Walls - 22 Stone / Marble	0.00
Roofing Structure - 03 Gable	6.00
Roofing Cover - 12 Metal, Modular	14.00
Interior Wall Construction - 4 Plywood Panel	15.00
Interior Floor Cover - 08 Sheet Vinyl / Cork	6.00
Interior Floor Cover - 09 Pine / Softwood / Bamboo	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 2/2/0	11.000
Bedrooms BAS - 1 FUS - 0 LL - 1	_
Bathrooms BAS - 1 FUS - 0 LL - 1	_
Half-Bathrooms BAS - 0 FUS - 0 LL - 0	_
Office BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	107.000

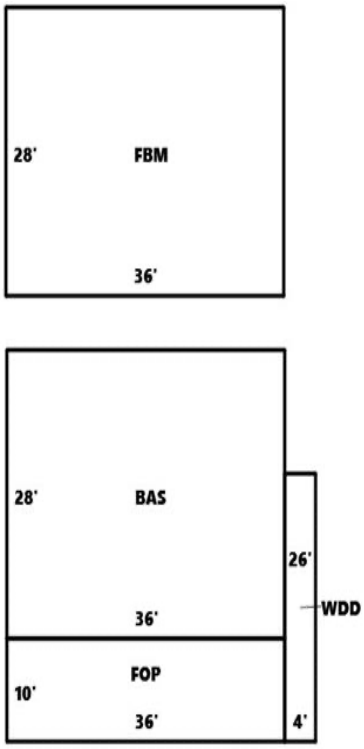
BUILDING ADJUSTMENTS

Quality	3	Average	1.0000
Shape/Design	2	Rectangle	1.0000
Size	Size	Size	1.0900
TOTAL ADJUSTMENT FACTOR			1.090
TOTAL QUALITY INDEX			117

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	1,609	117	117.00	197253	2000	1973

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 5 - Ranch w/ basement



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DEPRECIATION

Standard 0.23000
% GOOD 77.0

Single Family Residential

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	151,890
DEPR. OB/XF VALUE - CARD	7,200
MARKET LAND VALUE - CARD	35,000
TOTAL MARKET VALUE - CARD	194,090
TOTAL APPRAISED VALUE - CARD	194,090
TOTAL APPRAISED VALUE - PARCEL	194,090
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	194,090

PRIOR

BUILDING VALUE	122,630
OBXF VALUE	17,180
LAND VALUE	35,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	174,810

PERMIT

CODE	DATE	NOTE	NUMBER	AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
00419	0854	4	2024	WD	Q	I	260000
00256	0294	6	2005	WD	C	I	0
00256	0291	6	2005	WD	Q	I	165000
00120	0254	1	1986		U	I	0

HEATED AREA 2,016

NOTES

SUBAREA

TYPE	GS AREA	%	RPL CS
BAS	1,008	100	117936
FBM	1,008	045	53118
FOP	360	035	14742
WDD	104	020	2457
FIREPLACE	4 - 2 Story Single/1 Double		9,000
SUBAREA TOTALS	2,480		197,253

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
02	GARAGE		16	30	480	22.00	0	_	2005	2005	S3		46	4858
03	CARPORT		24	24	576	7.00	0	_	2009	2009	S3		58	2339
TOTAL OB/XF VALUE														7,197

BUILDING DIMENSIONS BAS=W36S28E36N28Area:1008;FOP=S10E36N10W36Area:360;WDD=E4S26W4N26Area:104;FBM=W36S28E36N28Area:1008;TotalArea:2480

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR MOUNTIAN VIEW	0109		0	0	1.0000	0	1.0000		RG	35,000.00	1.000	LT	1.000	35,000.00	35000		
TOTAL MARKET LAND DATA																35,000	
TOTAL PRESENT USE DATA																	