Thomason John Cary & Lawson Cary Ann B Co Trustees — **Parcel ID: 8562-43-1032-000**

779 THISSA WAY — PLAT: F16/571 UNIQ ID 16835 — SPLIT FROM ID

70574490 — ID NO: T311 00099C 06 MS.00

COUNTY TAX (100), ROSMAN FIRE TAX (100), COUNTY FIRE TAX (100)

Reval Year: 2025 Tax Year: 2026 — OFF SR 1107 — CARD NO. 1 of 1

Appraised By 14 on 01/01/2025 31100 East Fork/Powell Town — 2.7000 AC — TW-06 CI- FR- — EX- — SRC= Inspection — AT- — LAST ACTION 20250211

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	5.00
Sub Floor System	4
Plywood	9.00
Exterior Walls	29
Cement Fiber (lap/sheets)	32.00
Roofing Structure	06
Irregular/Vaulted	14.00
Roofing Cover	10
310 Architectural	5.00
Interior Wall Construction	6
Custom Interior	0.00
Interior Wall Construction	5
Drywall/Sheetrock	29.00
Interior Floor Cover	12
Hardwood	17.00
Interior Floor Cover	11
Ceramic Clay Tile	0.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	4.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/3/0	15.000
Bedrooms	
BAS - 1 FUS - 2 LL - 0	
Bathrooms	
BAS - 2 FUS - 1 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	135.000

BUILDING ADJUSTMENTS

Quality	4	Above Average	1.20
Shape/Design	3	SLIGHT IRR	1.10
Size	Size	SIZE	0.83
TOTAL ADJUSTMENT FACTOR			1.100
TOTAL QUALITY INDEX			149

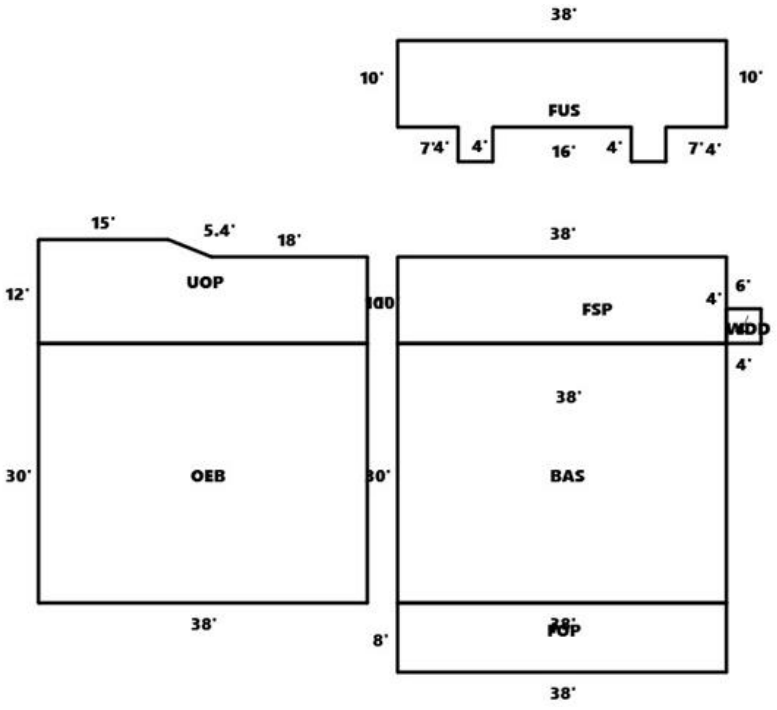
MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	2,482	149	283.10	708654	2010	2007

TYPE: SINGLE FAMILY RESIDENTIAL

STYLE: 2 - 1.5 Stories

SINGLE FAMILY RESIDENTIAL



DEPRECIATION

NORM	0.15000
% GOOD	85.0

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	602,360
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	46,710
TOTAL MARKET VALUE - CARD	649,070
TOTAL APPRAISED VALUE - CARD	649,070
TOTAL APPRAISED VALUE - PARCEL	649,070
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	649,070

PRIOR APPRAISAL

BUILDING VALUE	279,290
OBXF VALUE	0
LAND VALUE	39,070
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	318,360

PERMIT

CODE	DATE	NO.

ROUT: 366WTRSHD:

SALES DATA

OFF. RECORD BOOK	OFF. RECORD PAGE	DATE MO	DATE YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
00745	0275	11	2015	WD*	Q	I	255,000
00106 5	00047 5	1	2023	WD	E	I	0
00534	0298	4	2010	BA	C	V	0
00298	0096	7	2005	WD*	S	V	0
00298	0092	7	2005	QC*	C	V	0

HEATED AREA 2,692

NOTES

16907 20133 25907
08908 09102-CARD1
10102
08118 09-133

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,140	100	322734
FOP	304	035	30009
FSP	380	040	43031
FUS	412	090	105030
OEB	1,140	055	177504
UOP	415	020	23497
WDD	16	020	849
FIREPLACE	3 - 1 Story Single		6,000
SUBAREA TOTALS	3,807		708,654

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE															

BLDG DIMENSIONS FSP=W38S10E38N4N6Area:380;BAS=W38S30E38N30Area:1140;FOP=W38S8E38N8Area:304;WDD=E4N4W4S4Area:16;FUS=W38S10E7S4E4N4E16S4E4N4E7N10Area:412;OEB=S30E38N30W38Area:1140;UOP=N10W18NW@21.8-5.39W15S12E38Area:415;TotalArea:3807

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL AC	0120		0	0	1.9200	4	0.9000	+00 -10 +00 +00 +00	RG	10,000.00	2.700	AC	1.730	17,300.00	46710	0	
TOTAL MARKET LAND DATA											2.7				46710		
TOTAL PRESENT USE DATA																	