

TRANSYLVANIA COUNTY

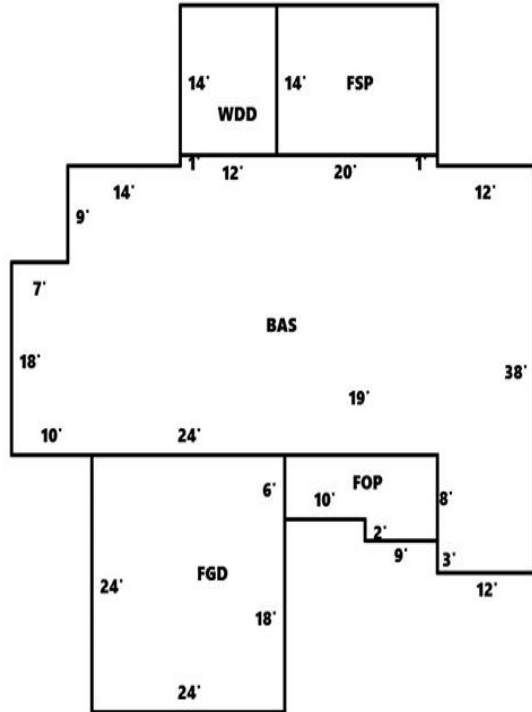
Graham Bifford T & Graham Melita B
21 Bucks Crossing
70539720

Return/Appeal Notes: Parcel: 8591-18-7839-000
PLAT: F12/561 UNIQ ID 36949

COUNTY TAX (100), CONN FIRE TAX (100)
Reval Year: 2021 Tax Year: 2023 S6 L107 BUCKS CROSSING 1.53
Appraised by 14 on 01/01/2021 36202 BIG HILL SUBDIVISION

CARD NO. 1 of 1
1.0000 LT SRC= Inspection
TW-06 CI- FR- EX- AT- LAST ACTION 20220816

CONSTRUCTION DETAIL	MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE	
Foundation - 3 Continuous Footing 5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.00000	CREDENCE TO	MARKET
Sub Floor System - 4 Plywood 9.00	01	01	2,584	195	191.10	508803	2022	2022	% GOOD	100.0	DEPR. BUILDING VALUE - CARD	508,800
Exterior Walls - 14 Cement Fiber (shakes/b&b) 33.00	TYPE: SINGLE FAMILY RESIDENTIAL								SINGLE FAMILY RESIDENTIAL		DEPR. OB/XF VALUE - CARD	0
Roofing Structure - 06 Irregular/Vaulted 14.00	STYLE: 3 - 2.0 Stories										MARKET LAND VALUE - CARD	50,000
Roofing Cover - 10 310 Architectural 5.00											TOTAL MARKET VALUE - CARD	558,800
Interior Wall Construction - 5 Drywall/Sheetrock 20.00											TOTAL APPRAISED VALUE - CARD	558,800
Interior Floor Cover - 11 Ceramic Clay Tile 0.00											TOTAL APPRAISED VALUE - PARCEL	558,800
Interior Floor Cover - 12 Hardwood 16.00											TOTAL PRESENT USE VALUE - PARCEL	0
Heating Fuel - 04 Electric 1.00											TOTAL VALUE DEFERRED - PARCEL	0
Heating Type - 10 Heat Pump 4.00											TOTAL TAXABLE VALUE - PARCEL \$	558,800
Air Conditioning Type - 03 Central 4.00											PRIOR	
Bedrooms/Bathrooms/Half-Bathrooms 3/3/0 15.000											BUILDING VALUE	0
Bedrooms BAS - 3 FUS - 0 LL - 0											OBXF VALUE	0
Bathrooms BAS - 3 FUS - 0 LL - 0											LAND VALUE	45,000
Half-Bathrooms BAS - 0 FUS - 0 LL - 0											PRESENT USE VALUE	0
Office BAS - 0 FUS - 0 LL - 0 0											DEFERRED VALUE	0
TOTAL POINT VALUE	126.000										TOTAL VALUE	45,000
BUILDING ADJUSTMENTS												
Quality	6	Custom	1.4000									
Shape/Design	4	MODERATE IRR	1.1500									
Size	Size	Size	0.9600									
TOTAL ADJUSTMENT FACTOR	1.550											
TOTAL QUALITY INDEX	195											



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SUBAREA				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
TOTAL OB/XF VALUE	0																			
BAS	1,856	100	354682																	
FGD	576	045	49495																	
FOP	132	035	8791																	
FSP	280	040	21403																	
FUS*	308	090	52935																	
WDD	168	020	6497																	
FIREPLACE	6 - Massive	15,000																		
SUBAREA TOTALS	3,320	508,803																		

BUILDING DIMENSIONS BAS=N9E14N1E12E20S1E12S38W12N3N8W19W24W10N18E7Area:1856;FGD=S6S18W24N24E24Area:576;FOP=E9N8W19S6E10S2Area:132;WDD=N14E12S14W12Area:168;FSP=N14W20S14E20Area:280;FUS=Area:308;TotalArea:3320

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	
SFR	0100		0	0	1.0000	0	1.0000	RF	AC	LC	TO	OT		50,000.00	1.000	LT	1.000	50,000.00	50000	0	
TOTAL MARKET LAND DATA																		50,000			
TOTAL PRESENT USE DATA																					