VU DANG HUNG NGO THI CAM TU — **Parcel ID: 5011-16-84-5020-**

134 CAROLINA AV — PLAT: 00006/00051 UNIQ ID 233810 — SPLIT FROM ID

100130467 — ID NO:

COUNTY WIDE (100), LANDFILL FEE (1), FIRE - FRANKLIN (100), FIRE COUNTY WIDE (100

Reval Year: 2025 Tax Year: 2026 — LOT 4 BLOCK E WESTWOOD DEV — CARD NO. 1 of 1 — 0.4500 AC — SRC=

Appraised By 48 on 09/30/2024 29900 WESTWOOD I — TW-08 CI- MN- DS-21 — **EX-** AT- — LAST ACTION 20250131

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	5.00
Sub Floor System	5
Wood	9.00
Exterior Walls	21
Face Brick	34.00
Roofing Structure	03
Gable	7.00
Roofing Cover	10
Wood Shingle/Architectural Shingle	4.00
Interior Wall Construction	5
Drywall/Sheetrock	20.00
Interior Floor Cover	13
Parquet/Laminate	9.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	4.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/2/0	12.000
Bedrooms	
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	109.000

BUILDING ADJUSTMENTS

Quality	3	AVERAGE	1.00
Shape/Design	3	SLIGHT IRREGULAR	1.02
Size	Size	Size	1.00
TOTAL ADJUSTMENT FACTOR			1.020
TOTAL QUALITY INDEX			111

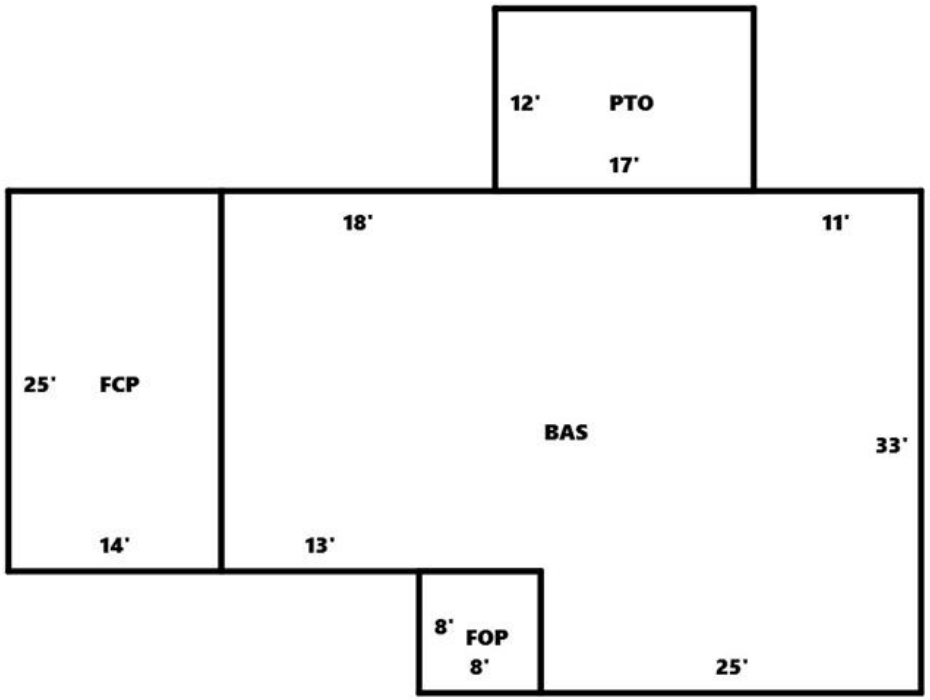
MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	1,810	111	108.78	201892	2011	1964

TYPE: SINGLE FAMILY RESIDENTIAL

STYLE: 5 - Ranch w/ basement

SINGLE FAMILY RESIDENTIAL



DEPRECIATION

NORM	0.14000
% GOOD	86.0

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	173,630
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	11,000
TOTAL MARKET VALUE - CARD	184,630
TOTAL APPRAISED VALUE - CARD	184,630
TOTAL APPRAISED VALUE - PARCEL	184,630
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	184,630

PRIOR APPRAISAL

BUILDING VALUE	113,280
OBXF VALUE	0
LAND VALUE	11,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	124,280

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01907	0134	9	2024	WD*	Q	I	230,000
01832	0737	10	2022	WD*	Q	I	138,000
00263	0334	7	1966	NW*	X	V	0

HEATED AREA 1,350

NOTES

LAMINATE FLOORS, HVAC, SHAPE 2-3, EYB INCREASE, 2025TY

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,350	100	146853
FCP	350	045	17187
FOP	64	035	2393
PTO	204	005	1088
UBM*	1,350	020	29371
FIREPLACE	4 - 2 Story Single/1 Story Double		5,000
SUBAREA TOTALS	3,318		201,892

CODE	QUALITY	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 BAS=W18S25E13E8S8E25N33W11W17Area:1350;FCP=S25E14N25W14Area:350;FOP=S8E8N8W8Area:64;UBM=Area:1350;PTO=N12W17S12E17Area:204;TotalArea:3318

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
SFR	0100	RL	100	0	1.0000	0	1.0000		RP	11,000.00	1.000	LT	1.000	11,000.00	11000	0	
TOTAL MARKET LAND DATA															11000		
TOTAL PRESENT USE DATA																	