

1936 FOREST DR TRUST

1396 FORREST DR
100120173

PLAT: 00000/00000 UNIQ ID 248905
ID NO:

Parcel ID: 5929-10-37-0397-

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2022

COUNTY WIDE (100), LANDFILL FEE (1)

CARD NO. 1 of 1
0.2400 AC
TW-08 CI-T3 FR-

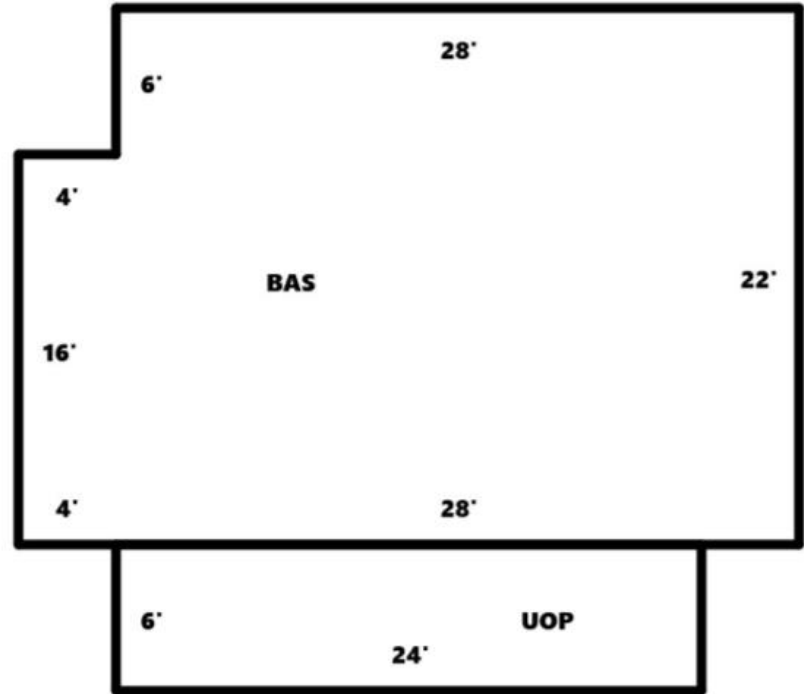
SRC=
AT- LAST ACTION 20210721

Appraised By 44 on 09/07/2018 23900 FORREST DR./WELCH RD./HIGHLAND PARK AREA

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE			
FOUNDATION	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	0.54600	CREDENCE TO MARKET				
Foundation	01	01	709	95	76.00	53884	1976	1940	% GOOD	45.4					
Continuous Footing															
Sub Floor System															
Wood															
Exterior Walls															
Aluminum/Vinyl Siding															
Roofing Structure															
Gable															
Roofing Cover															
Asphalt or Composition Shingle															
Interior Wall Construction															
Drywall/Sheetrock															
Interior Floor Cover															
Pine or Soft Woods															
Heating Fuel															
Gas															
Heating Type															
Forced Air - Not Ducted															
Air Conditioning Type															
None															
Bedrooms/Bathrooms/Half-Bathrooms															
1/1/0															
Bedrooms															
BAS - 1 FUS - 0 LL - 0															
Bathrooms															
BAS - 1 FUS - 0 LL - 0															
Half-Bathrooms															
BAS - 0 FUS - 0 LL - 0															
Office															
BAS - 0 FUS - 0 LL - 0															
TOTAL POINT VALUE											84.000				
BUILDING ADJUSTMENTS															
Quality	2	BELOW AVERAGE	0.90												
Shape/Design	2	RECTANG LE	1.00												
Size	Size	Size	1.26												
TOTAL ADJUSTMENT FACTOR				1.130											
TOTAL QUALITY INDEX				95											

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 1 - 1.0 Story

SINGLE FAMILY RESIDENTIAL



DEPR. BUILDING VALUE - CARD		24,460	
DEPR. OB/XF VALUE - CARD		7,200	
MARKET LAND VALUE - CARD		31,660	
TOTAL MARKET VALUE - CARD		31,660	
TOTAL APPRAISED VALUE - CARD		31,660	
TOTAL APPRAISED VALUE - PARCEL		31,660	
TOTAL PRESENT USE VALUE - LAND		0	
TOTAL VALUE DEFERRED - PARCEL		0	
TOTAL TAXABLE VALUE - PARCEL \$		31,660	
PRIOR APPRAISAL			
BUILDING VALUE	24,060	CODE	DATE NO.
OBXF VALUE	0		
LAND VALUE	7,200		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
TOTAL VALUE	31,260		
SALES DATA			
OFF. RECORD	DATE	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	SALES PRICE
01735 0461	11 2020	WD Q I	29,500
00335 0779	12 1978	NW* X V	0
HEATED AREA 680			
NOTES			
DEF MAINT			

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	680	100	51680		TOTAL OB/XF VALUE															
UOP	144	020	2204																	
SUBAREA TOTALS	824		53,884																	

BLDG DIMENSIONS BAS=W28S6W4S16E4E28N22Area:680;UOP=S6E24N6W24Area:144;TotalArea:824

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	VERRIDE VALUE	LAND NOTES	
SFR	0100	R20	34	0	1.0000	0	0.6000		RP	12,000.00	1.000	LT	0.600	7,200.00	7200	0		
TOTAL MARKET LAND DATA															7200			
TOTAL PRESENT USE DATA																		

5929-10-37-0397- (3815860) Group:0

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