

HOOKER ASHLEE ERIN

1396 FORREST DR
100123419

PLAT: 00000/00000 UNIQ ID 248905
ID NO:

Parcel ID: 5929-10-37-0397-

SPLIT FROM ID

Reval Year: 2025 Tax Year: 2026

COUNTY WIDE (100), LANDFILL FEE (1

CARD NO. 1 of 1
0.2400 AC

SRC=

AT- LAST ACTION 20241009

Appraised By 46 on 05/12/2023 23900 FORREST DR./WELCH RD./HIGHLAND PARK AREA

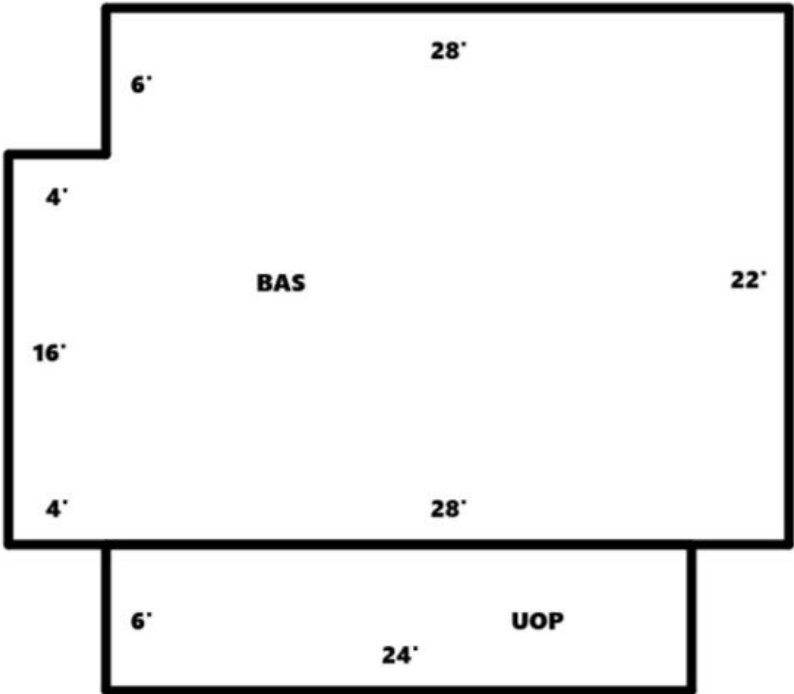
TW-08 CI-T3 MN- DS-09

EX-

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE	
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		0.10000
Foundation	3	01	01	709	121	129.47	95795	2015	1940	% GOOD			90.0
Continuous Footing	5.00												
Sub Floor System	5												
Wood	9.00												
Exterior Walls	10												
Aluminum/Vinyl Siding	29.00												
Roofing Structure	03												
Gable	7.00												
Roofing Cover	10												
Wood Shingle/Architectural Shingle	4.00												
Interior Wall Construction	4												
Plywood Panel	18.00												
Interior Wall Construction	5												
Drywall/Sheetrock	0.00												
Interior Floor Cover	20												
VINYL PLANKS	8.00												
Heating Fuel	04												
Electric	1.00												
Heating Type	10												
Heat Pump	4.00												
Air Conditioning Type	03												
Central	4.00												
Bedrooms/Bathrooms/Half-Bathrooms	2/1/0												
Bedrooms	7.000												
BAS - 2 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	0												
TOTAL POINT VALUE	96.000												
BUILDING ADJUSTMENTS													
Quality	3	AVERAGE		1.00									
Shape/Design	2	RECTANG LE		1.00									
Size	Size	Size		1.26									
TOTAL ADJUSTMENT FACTOR				1.260									
TOTAL QUALITY INDEX				121									

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 1 - 1.0 Story

SINGLE FAMILY RESIDENTIAL



CREDENCE TO		MARKET	
DEPR. BUILDING VALUE - CARD			86,220
DEPR. OB/XF VALUE - CARD			
MARKET LAND VALUE - CARD			7,200
TOTAL MARKET VALUE - CARD			93,420
TOTAL APPRAISED VALUE - CARD			93,420
TOTAL APPRAISED VALUE - PARCEL			93,420
TOTAL PRESENT USE VALUE - LAND			0
TOTAL VALUE DEFERRED - PARCEL			0
TOTAL TAXABLE VALUE - PARCEL \$			93,420
PRIOR APPRAISAL		PERMIT	
BUILDING VALUE	64,670	CODE	DATE NO.
OBXF VALUE	0		
LAND VALUE	7,200		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
TOTAL VALUE	71,870		
SALES DATA			
OFF. RECORD	DATE	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	SALES PRICE
01818 0809	6 2022	WD*	128,000
01735 0461	11 2020	WD	29,500
01790 0518	11 2021	WD*	67,000
00851 0607	1 2002	WD*	
00335 0779	12 1978	NW*	0
HEATED AREA 680			
NOTES			
PER GRANTEE-OVERPAID DUE TO INFLATION. 8/9/22 TH. FULL RENOVATION 2023 TY			

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	680	100	88040			TOTAL OB/XF VALUE															
UOP	144	020	3755																		
FIREPLACE	3 - 1 Story		4,000																		
SUBAREA TOTALS	824		95,795																		

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	OVERRIDE 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- (4769741) Group:0

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