

WSSMA LLC
112 HILLSIDE TR
100039556

Return/Appeal Notes:
PLAT: 28/88 UNIQ ID 1968703
ID NO:

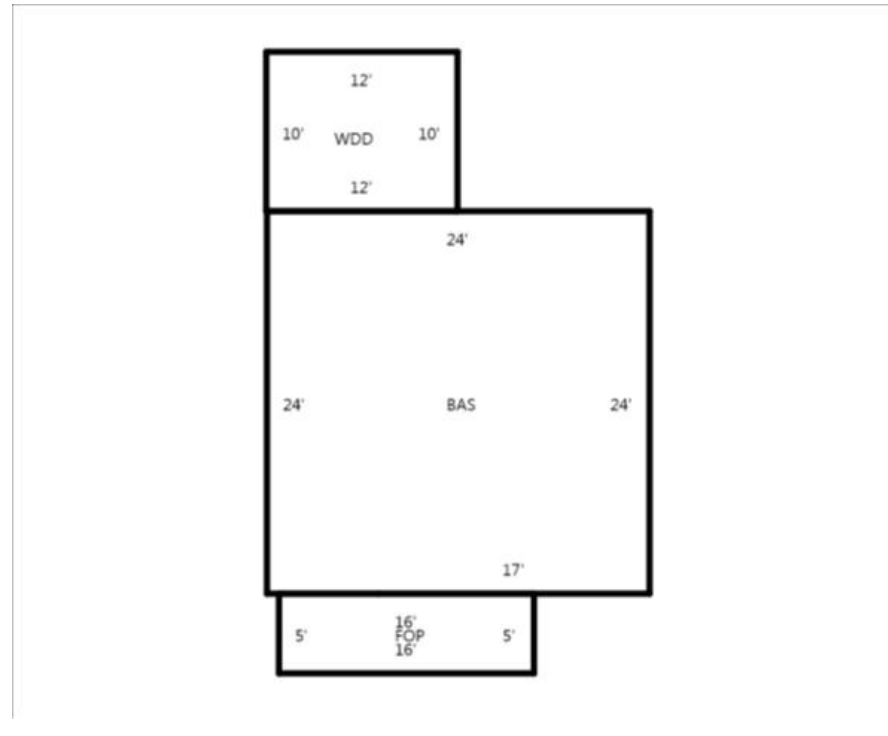
Parcel ID: 5031-02-89-3972-402
SPLIT FROM ID 1962602

Reval Year: 2016 Tax Year: 2019
Appraised By 35 on 12/18/2015 26200

CARD NO. 1 of 1
2.320 AC
TW-08 CI-20 FR-

EX- SRC=
AT- LAST ACTION 20151218

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
	USE	MOD	Eff. Area	QUAL	BASE RATE	f	EYB	AYB		NORM			
Foundation	3									0.02000			
Continuous Footing	4.00	04	03	628	155	124.00	79522	2014	2011	% GOOD	98.0		
Sub Floor System	4												
Plywood	9.00												
Exterior Walls	06												
Board & Batten, on Plywood w/st	26.00												
Exterior Walls	17												
Cedar or Redwood Siding	0.00												
Roofing Structure	06												
Irregular/Cathedral	14.00												
Roofing Cover	10												
Wood Shingle/Architectural Shingle	3.00												
Interior Wall Construction	6												
Custom Interior	30.00												
Interior Floor Cover	12												
Hardwood	9.00												
Heating Fuel	04												
Electric	1.00												
Heating Type	10												
Heat Pump	4.00												
Air Conditioning Type	03												
Central	5.00												
Structural Frame	02												
Wood Frame	3.00												
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													



DEPR. BUILDING VALUE - CARD		77,930		
DEPR. OB/XF VALUE - CARD				
MARKET LAND VALUE - CARD		13,800		
TOTAL MARKET VALUE - CARD		91,730		
TOTAL APPRAISED VALUE - CARD		91,730		
TOTAL APPRAISED VALUE - PARCEL		91,730		
TOTAL PRESENT USE VALUE - LAND		0		
TOTAL VALUE DEFERRED - PARCEL		0		
TOTAL TAXABLE VALUE - PARCEL		91,730		
PRIOR		PERMIT		
BUILDING VALUE	79,220	CODE	DATE	NO.
OBXF VALUE	0			
LAND VALUE	13,800			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	93,020			
ROUT: WTRSHD:				
SALES DATA				
OFF. RECORD	DATE	DEED	INDICATE	
BOOK	PAGE	MO	YR	SALES PRICE
01082	0999	7	2005	434,000
01082	0995	7	2005	216,000
HEATED AREA 576				
NOTES				
16.67% COMMON AREA INTEREST THE HEMLOCK				

TOTAL POINT VALUE	112,000		
BUILDING ADJUSTMENTS			
Quality	4	ABOVE AVERAGE	1.10
Shape/Design	2	RECTANG LE	1.00
Size	Size	Size	1.25
TOTAL ADJUSTMENT FACTOR	1.380		
TOTAL QUALITY INDEX	155		

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	576	100	71424		TOTAL OB/XF VALUE													
FOP	80	035	3472															
WDD	120	020	2976															
FIREPLACE	2 - Pre Fabricated		1,650															
SUBAREA TOTALS	776		79,522															

BLDG DIMENSIONS|BAS=S24E7E17N24W24Area:576;WDD=N10W12S10E12Area:120;FOP=S5E16N5W16Area:80;TotalArea:776

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
CONDOMINIM	0300	PR-CD	0	0	1.0000	0	0.1700	16.67% INTEREST	RP	35,000.00	2.320	AC	0.170	5,950.00	13804	0	
TOTAL MARKET LAND DATA											2.32			13804			
TOTAL PRESENT USE DATA																	