

CHEROKEE COUNTY, GA

12/15/2019 8:23:29 PM

O'CONNELL, KEVIN B. & O'CONNELL, MARIA A.

Return/Appeal Notes: Parcel: 15 N 19 A 012

1891 UNIVETER RD 01

PLAT: UNIQ ID / 435294

1030057 NN: 33 - CHANGE IN MARKET VALUE

REMOVED '09 BOE \$293,000 ID NO: 15-0195-0013

COUNTY UNINC (100), FIRE TAX (100), PARK BOND (100), SCHOOL BOND (100), SCHOOL M&O (100), STATE TAX (100) REGULAR HOMESTEAD, HOMESTEAD FREEZE

CARD NO. 1 of 1

Reval Year: 2019 Tax Year: 2019 LOT 1 E.E. TURNER S/D PB2 PG5

0.000 AC SRC=

Appraised by 68 on 01/23/2017 15030 CANTON SUBS

TW-1 CI-01FR-EX- AT- LAST ACTION 20190320

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.24000			CREDENCE TO MARKET								
Foundation - 3																				
Continuous Footing	5.00	01	01	3,032	147	126.42	387905	1995	1995				76.0	DEPR. BUILDING VALUE - CARD 294,800						
Sub Floor System - 4 Plywood	9.00	TYPE: SINGLE FAMILY RESIDENTIAL							SINGLE FAMILY RESIDENCE			DEPR. OB/XF VALUE - CARD 14,700								
Exterior Walls - 10 Aluminum/Vinyl Siding	30.00	STYLE: 5 - Ranch w/ basement							Class: R Strata: 1			MARKET LAND VALUE - CARD 63,000								
Roofing Structure - 03 Gable	8.00																			
Roofing Cover - 10 Wood Shingle/310 Shingle	6.00																			
Interior Wall Construction - 5 Drywall/Sheetrock	26.00																			
Interior Wall Construction - 6 Semi-Custom Interior	0.00																			
Interior Floor Cover - 08 Sheet Vinyl	0.00																			
Interior Floor Cover - 14 Carpet	6.00																			
Heating Fuel - 03 Gas	1.00																			
Heating Type - 04 Air-ducted	4.00																			
Air Conditioning Type - 03 Central	4.00																			
Bedrooms/Bathrooms /Half-Bathrooms 4/3/1	17.000																			
Bedrooms BAS - 3 FUS - 0 LL - 1																				
Bathrooms BAS - 2 FUS - 0 LL - 1																				
Half-Bathrooms BAS - 1 FUS - 0 LL - 0																				
Office BAS - 0 FUS - 0 LL - 0	0																			
TOTAL POINT VALUE	116,000																			
BUILDING ADJUSTMENTS																				
Nbhd Modifier	5	5	1.1000																	
Quality	4	Abv Avg	1.1500																	
Size	Size	Size	1.0000																	
TOTAL ADJUSTMENT FACTOR	1.270																			
TOTAL QUALITY INDEX	147																			



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SUBAREA	TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
	BAS	1,920	100	242726	10	CON PAVING		150	14	2,100	4.00	100	-	1995	1995	S1		76	6384	
	FBM	960	050	60682	10	CON PAVING		20	30	600	4.00	100	-	1995	1995	S1		76	1824	
	FGD	576	050	36409	04	PATIO		24	16	384	5.00	100	-	2005	2005	S3		58	1114	
	FOP	288	035	12768	39	CANOPY		20	18	360	20.00	100	-	2014	2014	S5		75	5400	
	UBM	960	020	24273	TOTAL OB/XF VALUE															14,722
	WDD	256	020	6447																
FIREPLACE	5 - Two or more		4,600																	
SUBAREA TOTALS		4,960		387,905																

BUILDING DIMENSIONS BAS=N30E64S30W 64Area:1920;WDD=N16E16S16W 16Area:256;FOP=N18E4S18W 4Area:72;FGD=N24E24S24W 24Area:576;FOP=S6W36N6E36Area:2166;UBM=W32S30E32N30Area:960;FBM=W32S30E32N30Area:960;TotalArea:4960

LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
Single Family Residential	0100	R-20	0	0	1.0000	0	1.8000	.00 AC					35,000.00	1.000	LT	1.800	63,000.00	63000		0
TOTAL MARKET LAND DATA																				
TOTAL PRESENT USE DATA																				