

CHEROKEE COUNTY

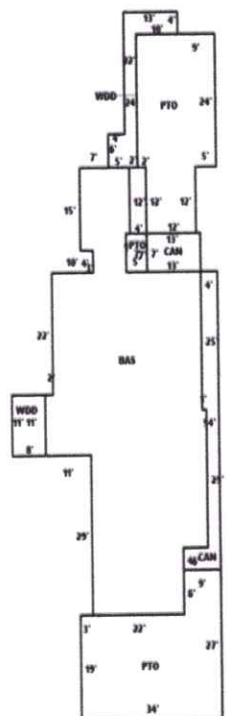
GREEN JESSE L & W / GREEN PAIGE M
269 VALLEY RIVER AVE
63830

Return/Appeal Notes: Parcel: 4592-11-55-8374-000
PLAT: 00000/0000 UNIQ ID 30738
ID NO: 44020000075430
YOGI'S
CARD NO. 1 of 1
0.3300 AC
SRC= INSPECTION
CI-02 FR- EX- AT- LAST ACTION 20250923

Reval Year: 2020 Tax Year: 2026
Appraised by 12 on 09/28/2020 44003 MURPHY HIGHWAY BUS HB

NN: 03 - Remodeling/Addition to Improvement
COUNTY TAX (100)
FR RP8 LLC 1746/1258 A/17

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE							
Item	Value	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.70000	CRECENCE TO	MARKET				
Foundation - 4	5.00	21	07	2,373	140	165.83	393515	1985	1976	% GOOD	30.0	DEPR. BUILDING VALUE - CARD	118,060				
Spread Footing	5.00											DEPR. OB/XF VALUE - CARD	36,080				
Sub Floor System - 2	6.00											MARKET LAND VALUE - CARD	104,000				
Slab on Grade	6.00											TOTAL MARKET VALUE - CARD	258,140				
Exterior Walls - 21	24.00											TOTAL APPRAISED VALUE - CARD	258,140				
Face Brick	24.00											TOTAL APPRAISED VALUE - PARCEL	258,140				
Roofing Structure - 10	11.00											TOTAL PRESENT USE VALUE - PARCEL	0				
Steel Frame	11.00											TOTAL VALUE DEFERRED - PARCEL	0				
Roofing Cover - 05	9.00											TOTAL TAXABLE VALUE - PARCEL	258,140				
Rubber	9.00											PRIOR					
Interior Wall Construction - 1	0.00											BUILDING VALUE	30,020				
Masonry/minimum	0.00											OBXF VALUE	11,380				
Interior Wall Construction - 7	11.00											LAND VALUE	86,000				
T&G / WOOD	11.00											PRESENT USE VALUE	0				
Interior Floor Cover - 11	18.00											DEFERRED VALUE	0				
Ceramic Tile	18.00											TOTAL VALUE	127,400				
Heating Fuel - 04	2.00											PERMIT					
Electric	2.00											CODE	DATE	NOTE	NUMBER	AMOUNT	
Heating Type - 10	6.00											EP	12/12/2024	REPLACE EXISTING DECK&RELOCATE ELEC OUTLET FOR WAL	241456	2000	
Heat Pump	6.00											CR	06/02/2020	ADDT TO KITCH/DINING/ADD FOYER	200494		
Air Conditioning Type - 03	5.00											STRG	05/03/2019	8X8 STRG W/ELECTRIC	190365		
Central	5.00											ROUT: 119.000WTRSHD:					
Structural Frame - 04	12.00											SALES DATA					
Masonry	12.00											OFF. RECORD	DATE	DEED TYPE	Q/UV/I	INDICATE SALES PRICE	
Ceiling & Insulation - 03	7.00											BOOK	PAGE	MO/YR			
Suspended Wall & Ceiling	7.00											01746	1258	11 2023	WD*	Q I	350000
Half-Bathrooms												01765	1377	10 2024	WD*	L I	145000
BAS - 0 FUS - 0 LL - 0												01609	0541	3 2019	WD*	B I	120000
Plumbing Fixtures	7.000											01202	0266	12 2005	WD	X I	0
TOTAL POINT VALUE	123.000											00425	0030	12 1980	WD	X I	40000
BUILDING ADJUSTMENTS												BUILDING AREA 2,167					
Quality	3	Average	1.0000									NOTES					
Shape/Design	3	Slight Irregular	1.0500									E&R 12 CHG PU ADDITION & SHELTER ON FRONT PATIO.					
Size	Size	Size	1.0900									CORR SKETCH & SHAPE 9/28/20 PU SLAB FOR LARGE WALK					
Market Factor	3	MARKET FACTOR	1.0000									IN COOLER & DECK OFF THIS SLAB. 1/14/25CORR ELEM					
TOTAL ADJUSTMENT FACTOR	1.140											PU UST & CORR MSMTS DBA "YOGI'S"					
TOTAL QUALITY INDEX	140																



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SUBAREA				CODE	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE				
				09	PAVING ASPHALT	0	0	9,800	2.75	100	-	2004	2004		S5		20	5390				
				01	STORAGE	24	10	240	600.00	0	-	0	0		S3		20	28800				
				SHF	SHELTER - FRAME	12	9	108	17.50	0	-	2020	2020		S5		100	1890				
TOTAL OB/XF VALUE																		36,080				
FIREPLACE				1 - None															0			
SUBAREA TOTALS				4,058	393,515																	

BUILDING DIMENSIONS BAS=S15E3S4W10S22W2S11E11S29E22N8N4E6N25W1N25W13W5N7E1N12W5W7Area:2167;WDD=W8S11E8N11Area:88;PTO=E3E22N8E9S27W34N19Area:718;CAN=E4S54W9N4E6N25W1N25Area:211;PTO=W1S7E5N7W4Area:35;CAN=E13S7W13N7Area:91;WDD=N6E4N22E13S4W10S24W2W5Area:148;PTO=W10S24E2S12E12N12E5N24W9Area:600;TotalArea:4058

LAND INFORMATION										OTHER ADJUSTMENTS AND NOTES				LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	RF	AC	LC	TO	OT	ROAD TYPE								
RESTAURANT	0721	HB	104.000	152	1.0000	2	1.0000						PS	1,000.00	104.0000	FF	1.000	1,000.00	104000		0.33 AC
TOTAL MARKET LAND DATA																		104,000			
TOTAL PRESENT USE DATA																					