MENKHAUS MICHAEL E TRUSTEE 1/3 UND INT **HAWKINS GREGORY S 1/3 UND INT** Return/Appeal Notes: **Parcel: 4524-00-52-4532-000**
11061 NC HWY 294 PLAT: 00000/0000 UNIQ ID 7895
66838 NN: 26 - Change of Ownership ID NO: 664524006029
COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM FD (100) CARD NO. 1 of 1
Reval Year: 2020 Tax Year: 2027 P/O E P KILPATRICK LANDS 1331/767 1461/960 1723/102 40.0000 AC SRC=
Appraised by on 66001 SHOAL CREEK RURAL WEST TW-66 CI-00 FR-EX- AT- LAST ACTION 20260112

CONSTRUCTION DETAIL	MARKET VALUE								DEPRECIATION
TOTAL POINT VALUE									
BUILDING ADJUSTMENTS	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
TOTAL ADJUSTMENT	01R	00							% GOOD
FACTOR									
TOTAL QUALITY INDEX									

TYPE: Residential, Rural

STYLE:

CORRELATION OF VALUE

CREDENCE TO

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	1,680
MARKET LAND VALUE - CARD	141,400
TOTAL MARKET VALUE - CARD	143,080
TOTAL APPRAISED VALUE - CARD	143,080
TOTAL APPRAISED VALUE - PARCEL	143,080
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	143,080

PRIOR

BUILDING VALUE	0
OBXF VALUE	3,700
LAND VALUE	122,520
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	126,220

PERMIT

CODE	DATE	NOTE	NUMBER	AMOUNT

ROUT: 101.000WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01793	0817	1	2026	QC	F	I	0
01723	0102	10	2022	WD	F	I	0
01461	0960	4	2013	WD	F	V	0
01331	0767	7	2008	WD	U	I	0
00981	0225	5	2002	QC	X	I	0
00632	0141	7	1991	WD	X	I	0

HEATED AREA

NOTES

NOT LIVEABLE-FALLING DOWN OLD COUNTRY STORE
OLD DWELLING ACROSS ROAD LOGGING HERE F/S REMAX

SUBAREA TYPE	GS AREA	%	RPL CS
FIREPLACE			
SUBAREA TOTALS			

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
24	SHED FRAME	0.000	18	24	432	10.00	0.00	_	1940	1975	S5		20	864
01	STORAGE	0.000	14	12	168	24.20	0.00	_	1940	1985	S3		20	813
TOTAL OB/XF VALUE														1,677

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL AC	0120		2843.000	0	0.9890	4	1.0200	+02 +00 +00 +00 +00	RP	3,500.00	40.0000	AC	1.010	3,535.00	141400		
TOTAL MARKET LAND DATA												40.000				141,400	
TOTAL PRESENT USE DATA																	