

HULIN WALTER RAY

1282 HANNERVILLE RD
4051400

FARM 2020 BOTH

COUNTY WIDE (100), SILVER VALLEY FIRE (100)
L16 BK161-54 HANNERVILLE

Reval Year: 2021 Tax Year: 2025
Appraised By: 07 on 01/01/2021 050400 NOAHTOWN RD

PLAT: / UNIQ ID 236400
ID NO: 6773-04-72-0578

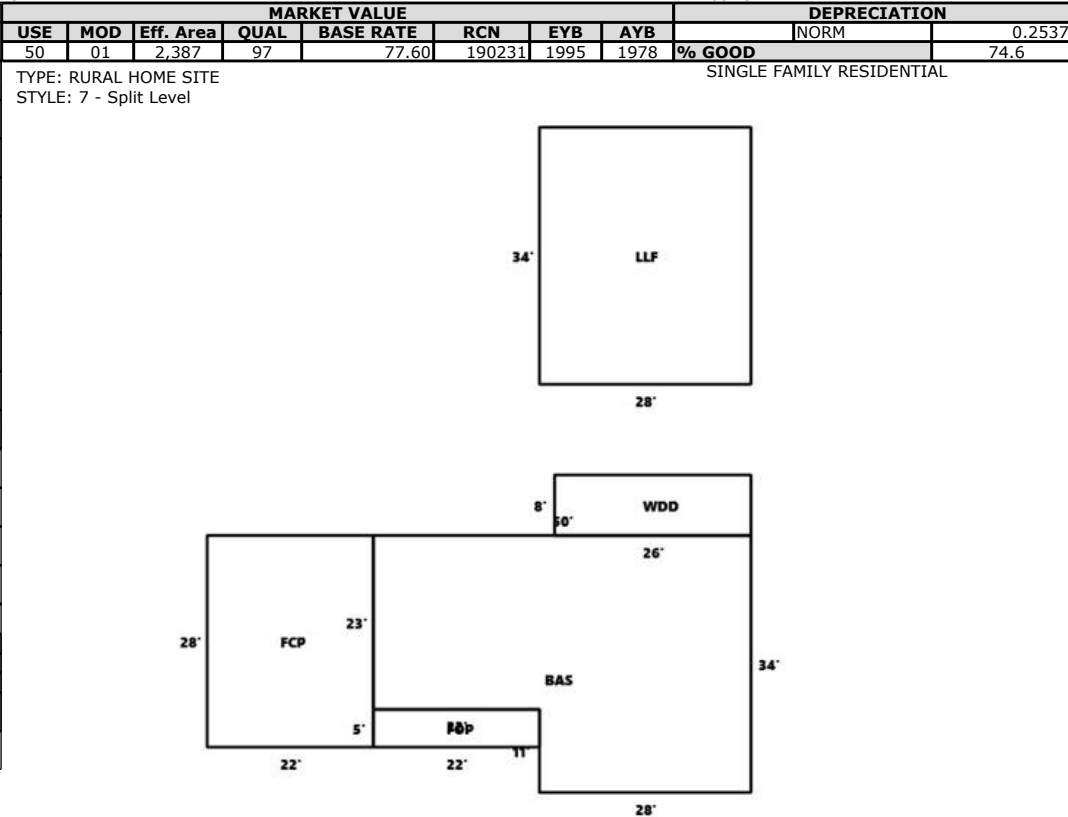
Parcel ID: 05-035-0-000-0016-

SPLIT FROM ID

CARD NO. 1 of 3
64.9200 AC
TW-05 CI- FR-

SRC= Owner
AT- LAST ACTION 20241216

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE			
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDENCE TO				
Foundation	3										0.25370	MARKET				
Continuous Footing	5.00	50	01	2,387	97	77.60	190231	1995	1978	% GOOD	74.6	DEPR. BUILDING VALUE - CARD 141,970				
Sub Floor System	4											DEPR. OB/XF VALUE - CARD 51,310				
Plywood	8.00											MARKET LAND VALUE - CARD 242,800				
Exterior Walls	21											TOTAL MARKET VALUE - CARD 436,080				
Face Brick	34.00											TOTAL APPRAISED VALUE - CARD 436,080				
Roofing Structure	03											TOTAL APPRAISED VALUE - PARCEL 501,630				
Gable	7.00											TOTAL PRESENT USE VALUE - LAND 67,320				
Roofing Cover	12											TOTAL VALUE DEFERRED - PARCEL 175,480				
Metal Prefinished	6.00											TOTAL TAXABLE VALUE - PARCEL \$ 326,150				
Interior Wall Construction	4											PRIOR APPRAISAL				
Plywood Panel	16.00											PERMIT				
Interior Floor Cover	08											BUILDING VALUE 155,770				
Sheet Vinyl	7.00											OBXF VALUE 33,830				
Interior Floor Cover	14											LAND VALUE 239,230				
Carpet	0.00											PRESENT USE VALUE 65,610				
Heating Fuel	04											DEFERRED VALUE 173,620				
Electric	1.00											TOTAL VALUE 428,830				
Heating Type	10											ROUT: WTRSHD:				
Heat Pump	4.00											SALES DATA				
Air Conditioning Type	03											OFF. RECORD				
Central	4.00											DATE				
Bedrooms/Bathrooms/Half-Bathrooms	3/1/1											DEED				
Bedrooms	10.000											TYPE				
BAS - 3 FUS - 0 LL - 0												O/U				
Bathrooms												V/I				
BAS - 1 FUS - 0 LL - 0												INDICATE				
Half-Bathrooms												SALES PRICE				
BAS - 1 FUS - 0 LL - 0												0				
TOTAL POINT VALUE	102.000											HEATED AREA 2,410				
BUILDING ADJUSTMENTS														NOTES		
Size	Size	Size	0.95													
Quality	3	Average	1.00													
Shape/Design	3	Slight Irregular	1.00													
TOTAL ADJUSTMENT FACTOR	0.950															
TOTAL QUALITY INDEX	97															



PRIOR APPRAISAL		PERMIT	
BOOK	PAGE	MO	YR
00161	0054	4	1945
BUILDING VALUE		155,770	CODE
OBXF VALUE		33,830	DATE
LAND VALUE		239,230	NO.
PRESENT USE VALUE		65,610	
DEFERRED VALUE		173,620	
TOTAL VALUE		428,830	
SALES DATA			
DEED	O/U	V/I	INDICATE
TYPE			SALES PRICE
WD	X	V	0

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
BAS	1,458	100	113141	02		GAR WD/VYL/MTL/ BLK		40	24	960	20.00	100.00	-	0.00	1980	2010	S3		67	12860
FCP	616	045	21495	24		SHED		16	20	320	15.00	100.00	-	0.00	1995	2010	S5		45	2160
FOP	110	035	3026	D8		MH SITE		0	0	1	7,000.00	100.00	-	0.00	2001	2010	S0		100	7000
LLF	952	060	44310	09		ASP PAVING		100	12	1,200	2.00	100.00	-	0.00	1979	2010	S5		45	1080
WDD	208	020	3259	25		BARN FR		44	34	1,496	22.00	100.00	-	0.00	1970	2010	S3		67	22050
FIREPLACE	3 - 1 Story Single		5,000	01		STORAGE RES		40	10	400	23.00	100.00	-	0.00	1980	2010	S3		67	6160
TOTAL OB/XF VALUE																				51310
SUBAREA TOTALS																				

BLDG DIMENSIONS: BAS=W50S23E22S11E28N34Area:1458;FCP=W22S28E22N28Area:616;FOP=E22N5W22S5Area:110;WDD=N8W26S8E26Area:208;LLF=N34W28S34E28Area:952;TotalArea:3344

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		
RURAL AC	0120	RA2	1735	0	0.7930	4	0.8600	-05 +06 +00 -15 +00	PW	5,500.00	64.920	AC	0.680	3,740.00	242801	0	CRKS		
TOTAL MARKET LAND DATA											64.92			242801					
RL HOMSITE	5000		0	0	1.0000	5	1.0000			13,750.00	3.500	AC	1.000	13,750.00	48125	0	NR 2025		
AGRI II	5125		0	0	1.0000	5	1.0000			645.00	15.740	AC	1.000	645.00	10152	0	NR 2025		
AGRI III	5135		0	0	1.0000	5	1.0000			420.00	9.360	AC	1.000	420.00	3931	0	NR 2025		
AGRI IV	5145		0	0	1.0000	5	1.0000			40.00	19.320	AC	1.000	40.00	773	0	NR 2025		
WOOD II	6125		0	0	1.0000	5	1.0000			255.00	17.000	AC	1.000	255.00	4335	0	NR 2033		
TOTAL PRESENT USE DATA											64.92				67,316				

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288 LAZY H RANCH RD
4051400

FARM 2020 BOTH

COUNTY WIDE (100), SILVER VALLEY FIRE (100)
L16 BK161-54 HANNERVILLE

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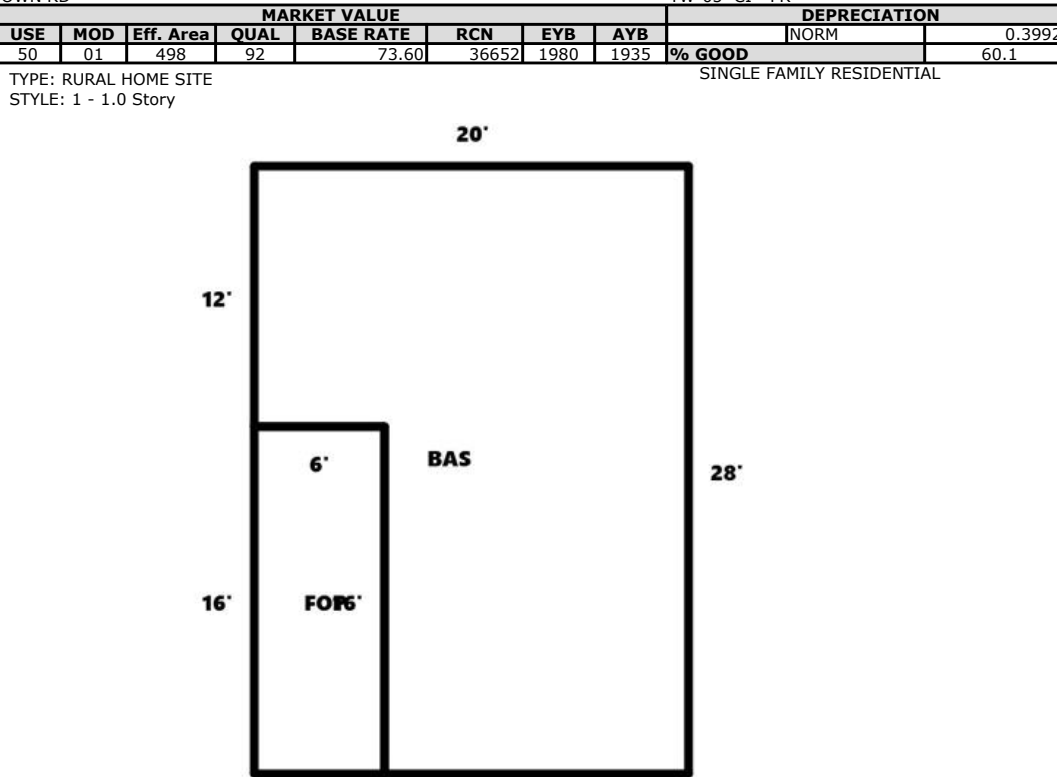
Parcel ID: 05-035-0-000-0016-

SPLIT FROM ID

CARD NO. 2 of 3
64.9200 AC
TW-05 CI- FR-

SRC= Owner
AT- LAST ACTION 20241216

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE		
FOUNDATION	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	0.39920	CREDENCE TO	MARKET
Foundation	3											
Continuous Footing	5.00	50	01	498	92	73.60	36652	1980	1935	% GOOD	60.1	
Sub Floor System	5											
Wood	9.00											
Exterior Walls	05											
Asbestos Shingle	24.00											
Roofing Structure	03											
Gable	7.00											
Roofing Cover	03											
Asphalt or Composition Shingle	3.00											
Interior Wall Construction	5											
Drywall/Sheetrock	20.00											
Interior Floor Cover	02											
Minimum, Plywood, Linoleum	2.00											
Heating Fuel	02											
Oil, Wood or Coal	0.00											
Heating Type	02											
Baseboard Heat	2.00											
Air Conditioning Type	01											
None	0.00											
Bedrooms/Bathrooms/Half-Bathrooms	2/1/0											
	7.000											
Bedrooms												
BAS - 2 FUS - 0 LL - 0												
Bathrooms												
BAS - 1 FUS - 0 LL - 0												
TOTAL POINT VALUE	79.000											
BUILDING ADJUSTMENTS												
Size	Size	Size	Size									
Quality	2	Below Average	0.90									
Shape/Design	3	Slight Irregular	1.00									
TOTAL ADJUSTMENT FACTOR	1.170											
TOTAL QUALITY INDEX	92											



CORRELATION OF VALUE							
DEPR. BUILDING VALUE - CARD	22,020						
DEPR. OB/XF VALUE - CARD	0						
MARKET LAND VALUE - CARD	0						
TOTAL MARKET VALUE - CARD	22,020						
TOTAL APPRAISED VALUE - CARD	22,020						
TOTAL APPRAISED VALUE - PARCEL	501,630						
TOTAL PRESENT USE VALUE - LAND	67,320						
TOTAL VALUE DEFERRED - PARCEL	175,480						
TOTAL TAXABLE VALUE - PARCEL \$	326,150						
PRIOR APPRAISAL							
BUILDING VALUE	155,770						
OBXF VALUE	33,830						
LAND VALUE	239,230						
PRESENT USE VALUE	65,610						
DEFERRED VALUE	173,620						
TOTAL VALUE	428,830						
PERMIT							
CODE	DATE						
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
00161	0054	4	1945	WD	X	V	0
HEATED AREA 464							
NOTES							
D8 02,MROOF 10,SWMH-PP(2040450-KAREN DAVIS)							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	464	100	34150			TOTAL OB/XF VALUE															0
FOP	96	035	2502																		
SUBAREA TOTALS	560		36,652																		

BLDG DIMENSIONS BAS=W20S12E6S16E14N28Area:464;FOP=S16E6N16W6Area:96;TotalArea:560

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
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

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1364 HANNERVILLE RD
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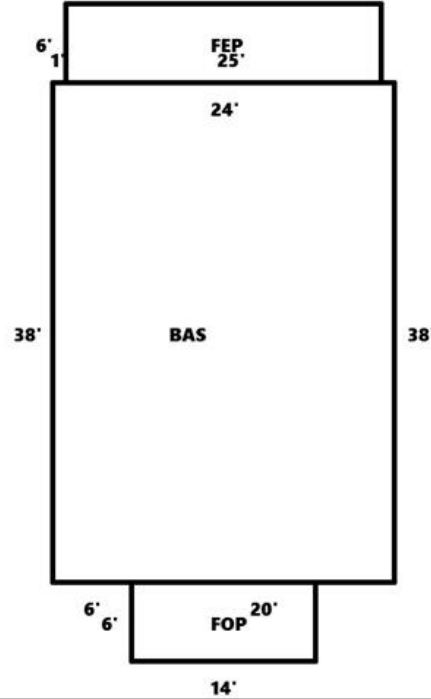
CARD NO. 3 of 3
64.9200 AC
TW-05 CI- FR-

SRC= Owner
AT- LAST ACTION 20241216

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE	
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	
Foundation	3	50	01	1,118	81	64.80	72446	1980	1940		0.39920
Continuous Footing	5.00										60.1
Sub Floor System	5										
Wood	9.00										
Exterior Walls	10										
Aluminum/Vinyl Siding	29.00										
Roofing Structure	03										
Gable	7.00										
Roofing Cover	01										
Min. Roofing (Corr. or SH. M.)	2.00										
Interior Wall Construction	5										
Drywall/Sheetrock	20.00										
Interior Floor Cover	07										
Cork or Vinyl Tile	6.00										
Interior Floor Cover	14										
Carpet	0.00										
Heating Fuel	02										
Oil, Wood or Coal	0.00										
Heating Type	02										
Baseboard Heat	2.00										
Air Conditioning Type	01										
None	0.00										
Bedrooms/Bathrooms/Half-Bathrooms	2/1/0										
Bedrooms	7.000										
BAS - 2 FUS - 0 LL - 0											
Bathrooms											
BAS - 1 FUS - 0 LL - 0											
TOTAL POINT VALUE	87.000										
BUILDING ADJUSTMENTS											
Size	Size	Size		1.03							
Quality	2	Below Average		0.90							
Shape/Design	3	Slight Irregular		1.00							
TOTAL ADJUSTMENT FACTOR				0.930							
TOTAL QUALITY INDEX				81							

TYPE: RURAL HOME SITE
STYLE: 1 - 1.0 Story

SINGLE FAMILY RESIDENTIAL



CORRELATION OF VALUE		PRIOR APPRAISAL		PERMIT	
CREDENCE TO	MARKET	BUILDING VALUE	155,770	CODE	DATE NO.
DEPR. BUILDING VALUE - CARD	43,530	OBXF VALUE	33,830		
DEPR. OB/XF VALUE - CARD	0	LAND VALUE	239,230		
MARKET LAND VALUE - CARD	0	PRESENT USE VALUE	65,610		
TOTAL MARKET VALUE - CARD	43,530	DEFERRED VALUE	173,620	ROUT: WTRSHD:	
TOTAL APPRAISED VALUE - CARD	43,530	TOTAL VALUE	428,830		
TOTAL APPRAISED VALUE - PARCEL	501,630	SALES DATA			
TOTAL PRESENT USE VALUE - LAND	67,320	OFF. RECORD	DATE	DEED	
TOTAL VALUE DEFERRED - PARCEL	175,480	BOOK	PAGE	MO	YR
TOTAL TAXABLE VALUE - PARCEL \$	326,150	00161	0054	4	1945
				WD	X
				V	V
					0
		HEATED AREA 1,132			
		NOTES			
		D8 02, MROOF 10, SWMH-PP(2040450-KAREN DAVIS)			
		4 OBNV			

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	988	100	64022			TOTAL OB/XF VALUE															0
FEP	144	070	6545																		
FOP	84	035	1879																		
SUBAREA TOTALS	1,216		72,446																		

BLDG DIMENSIONS FEP=W24S6E24N6Area:144;BAS=W1S38E6E20N38W25Area:988;FOP=S6E14N6W14Area:84;TotalArea:1216

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	