

611 BAT CAVE RD 71945						COUNTYWIDE (100), COUNTYWIDE FIRE (100), O/F CITY FIRE (100), RESCUE (100), TOWN OLD FORT (100)								CARD NO. 1 of 1 1.5300 AC TW-10 CI-C2 FR-				PLAT: 00000/00000 UNIQ ID ID NO: 10130005019B				SPLIT FROM ID			
Reval Year: 2023 Tax Year: 2025						1.53 AC PER SURVEY 1-3-03												SRC= Inspection							
Appraised By 77 on 07/11/2002 30112 Old Fort S. of I-40																		EX- AT- LAST ACTION 20230217							
CONSTRUCTION DETAIL				MARKET VALUE								DEPRECIATION				CORRELATION OF VALUE									
TOTAL POINT VALUE				0	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	INORM				CREDENCE TO MARKET								
BUILDING ADJUSTMENTS				10	00								% GOOD												
TOTAL ADJUSTMENT FACTOR				0	COMMERCIAL																				
TOTAL QUALITY INDEX				0	STYLE:																				
																		DEPR. BUILDING VALUE - CARD							
																		DEPR. OB/XF VALUE - CARD							
																		MARKET LAND VALUE - CARD							
																		TOTAL MARKET VALUE - CARD							
																		TOTAL APPRAISED VALUE - CARD							
																		TOTAL APPRAISED VALUE - PARCEL							
																		TOTAL PRESENT USE VALUE - LAND							
																		TOTAL VALUE DEFERRED - PARCEL							
																		TOTAL TAXABLE VALUE - PARCEL							
				PRIOR				PERMIT																	
				BUILDING VALUE	0	CODE	DATE	NO.																	
				OBXF VALUE	0																				
				LAND VALUE	332,780																				
				PRESENT USE VALUE	0																				
				DEFERRED VALUE	0	ROUT: WTRSHD:																			
				TOTAL VALUE	332,780																				
SALES DATA																									
OFF. RECORD		DATE		DEED TYPE		Q/U		V/I		INDICATE SALES PRICE															
BOOK	PAGE	MO	YR																						
01351	0827	4	2021	WD	X	V					400,000														
00743	0909	8	2003	WD	Q	V					25,000														
00731	0622	5	2003	WD	Q	V					25,000														
00205	0554	1	1969	WD	Q	I					0														
HEATED AREA																									
NOTES																									
SUBAREA				CODE	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																						
SUBAREA TOTALS	0			TOTAL OB/XF VALUE																					
BLDG DIMENSIONS																									
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						
COMMERCIAL	0700		0	0	1.7400	4	1.0000					150,000.00	1.530	AC	1.740	261,000.00	399330								
TOTAL MARKET LAND DATA												1.53													
TOTAL PRESENT USE DATA																									
0659-11-56-3061																									
5/28/2025 5:19:51 PM																									