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WAYNE COUNTY

2/11/2026 3:30:08 PM

BILL MARY BARNES
W US 70 HWY
771816

Return/Appeal Notes: **Parcel: 2671836616**
PLAT: / UNIQ ID 36137

COUNTYWIDE ADVALOREM TAX (100), FIRE - ROSEWOOD (100)

CARD NO. 1 of 2

Reval Year: 2025 Tax Year: 2026 W US 70 HY REAR

1.0000 LT

SRC=

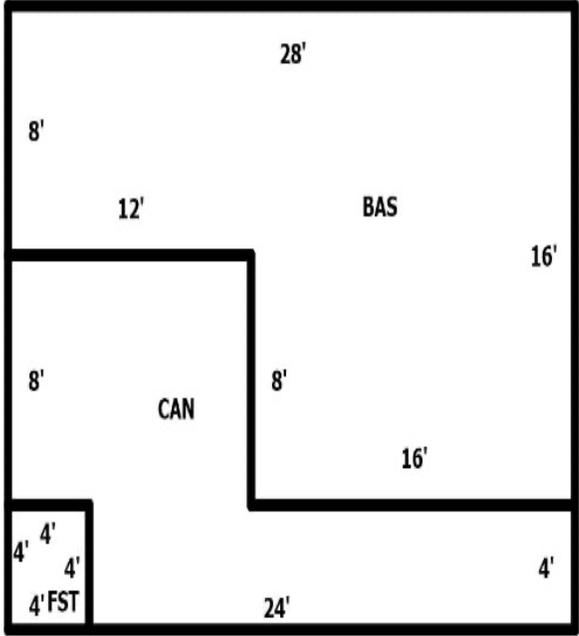
Appraised by on 10/13/2010 07901 FORK EAST

TW-07

CI-00 FR-06 EX- AT-

LAST ACTION 20251215

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION			CORRELATION OF VALUE													
Foundation - 4 Spread Footing	6.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.21000	CREDENCE TO	MARKET									
Sub Floor System - 2 Slab on Grade	6.00	10	07	390	82	101.68	39655	2012	2012	% GOOD	79.0	DEPR. BUILDING VALUE - CARD	31,330									
Exterior Walls - 10 Aluminum/Vinyl Siding	20.00	TYPE: COMMERCIAL								Commercial	DEPR. OB/XF VALUE - CARD	38,300										
Roofing Structure - 01 Flat	2.00	STYLE: 1 - 1.0 Story									MARKET LAND VALUE - CARD	35,000										
Roofing Cover - 12 Modular Metal	16.00												TOTAL MARKET VALUE - CARD	104,630								
Interior Wall Construction - 5 Drywall/Sheetrock	12.00												TOTAL APPRAISED VALUE - CARD	104,630								
Interior Floor Cover - 08 Sheet Vinyl	10.00												TOTAL APPRAISED VALUE - PARCEL	143,410								
Heating Fuel - 01 None	0.00												TOTAL PRESENT USE VALUE - PARCEL	0								
Heating Type - 01 None	0.00												TOTAL VALUE DEFERRED - PARCEL	0								
Air Conditioning Type - 01 None	0.00												TOTAL TAXABLE VALUE - PARCEL \$	143,410								
Structural Frame - 02 Wood Frame	10.00												PRIOR									
Half-Bathrooms BAS - 0 FUS - 0 LL - 0													BUILDING VALUE	45,820								
Plumbing Fixtures 4.00	14.000												OBXF VALUE	38,360								
Office BAS - 0 FUS - 0 LL - 0	0												LAND VALUE	25,000								
TOTAL POINT VALUE		96.000													PRESENT USE VALUE	0						
BUILDING ADJUSTMENTS													DEFERRED VALUE	0								
Non-Std Wall Height	0	Non-Std Wall Height	1.0000												TOTAL VALUE	109,180						
Quality	2	Minimum +	0.8500												PERMIT							
Shape/Design	1	Market Adjustment	1.0000												CODE	DATE	NOTE	NUMBER	AMOUNT			
Size	Size	Size	1.0000												ROUT: WTRSHD:							
TOTAL ADJUSTMENT FACTOR		0.850													SALES DATA							
TOTAL QUALITY INDEX		82													OFF. RECORD	DATE	DEED		INDICATE			
															BOOK	PAGE	MOYR	TYPE	Q/UV/I	SALES PRICE		
															03106	0352	8	2014	WD	C	V	0
															02453	0680	8	2006	WD	U	I	100000
															01985	0626	9	2002	WD	U	I	73000
															01542	0484	7	1996	WD	U	I	0
															BUILDING AREA 352							
															NOTES							
															FR 2671-93-0992 DW ON LOT							
															DW MOVED TO 2544197430FOR 091.32 TO							
															5D;.72 TO 26							
															71-83 -6616 SW ON LT							
															COPIED FROM 2671-93-09921							



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SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE
BAS	352	100	35791	01	1	STORAG BLD		30	12	360	10.00	100	1	2013	2013	S3		64	2304
CAN	192	015	2949	32		GOLF GREEN		0	0	18	2,000.00	0	1	2013	2013	0		100	36000
FST	16	055	915	TOTAL OB/XF VALUE															
FIREPLACE				1 - None															
SUBAREA TOTALS				560 39,655															

BUILDING DIMENSIONS BAS=W28S8E12S8E16N16Area:352;CAN=S8E4S4E24N4W16N8W12Area:192;FST=S4E4N4W4Area:16;TotalArea:560

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
1000	1000		0	0	1.0000	0	1.0000	.72 AC		35,000.00	1.000	LT	1.000	35,000.00	35000	0	
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	