

PRICHARD, ANN L PRICHARD, DAVID T

109 RAILROAD ST
2000024530

BENSON TAX (100), COUNTY TAX (100)
PT BLK 62 PB 3/PG 163B 1539-44-7235

Reval Year: 2019 Tax Year: 2019

Appraised By 08 on 11/22/2010 00245 BENSON CITY

PLAT: 3/P UNIQ ID 373048

MACON MOTEL

ID NO: 153914-44-7235

SPLIT FROM ID

CARD NO. 1 of 1
1.000 LT
TW-01 CI-52 FR-30

SRC= Inspection

AT- LAST ACTION 20171008

CONSTRUCTION DETAIL

Foundation	3
Continuous Footing	5.00
Sub Floor System	5
Wood	10.00
Exterior Walls	04
Single Siding (No Sheathing)	20.00
Roofing Structure	03
Gable	8.00
Roofing Cover	03
Asphalt or Composition Shingle	3.00
Interior Wall Construction	3
Plastered	20.00
Interior Floor Cover	12
Hardwood	7.00
Interior Floor Cover	09
Pine	0.00
Heating Fuel	03
Gas	1.00
Heating Type	04
Forced Air - Ducted	4.00
Air Conditioning Type	01
None	0.00
Commercial Heat & Air	1
None	0.00
Structural Frame	02
Wood Frame	0.00
Ceiling & Insulation	08
Not Suspended - No Insulation	0.00
Floor Number	2
Floor	0.00
Unit Count	6
Units	0.00
Bedrooms/Bathrooms/Half-Bathrooms	5/3/0
Bedrooms	5/3/0
BAS - 5 FUS - 0 LL - 0	
Bathrooms	3/0/0
BAS - 3 FUS - 0 LL - 0	

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	7,455	114	88.92	670570	1964	1911

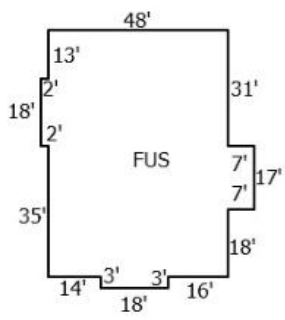
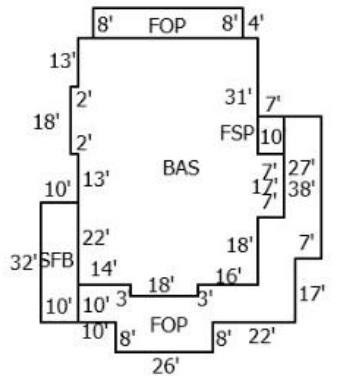
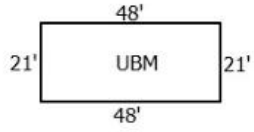
TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 3 - 2.0 Stories

DEPRECIATION

AP	0.15000
NORM	0.55000
% GOOD	30.0

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	201,170
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	73,500
TOTAL MARKET VALUE - CARD	274,670
TOTAL APPRAISED VALUE - CARD	274,670
TOTAL APPRAISED VALUE - PARCEL	274,670
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	274,670



PRIOR		PERMIT	
BUILDING VALUE	231,020	CODE	DATE NO.
OBXF VALUE	0		
LAND VALUE	73,500		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	304,520		

SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
01259	0077	5	1992	WD	U	I	165,000

HEATED AREA 7,074

NOTES

TOTAL POINT VALUE 95.000

BUILDING ADJUSTMENTS

Quality	7	B+	1.30
Shape/Design	3	MARKET FACTOR 1.04	1.04
Size	Size	SIZE	0.89
TOTAL ADJUSTMENT FACTOR	1.200		
TOTAL QUALITY INDEX	114		

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	3,377	100	300283
FOP	1,581	035	49173
FSP	70	040	2490
FUS	3,377	090	270228
SFB	320	080	22764
UBM	1,008	020	17962
FIREPLACE	5 - Two or more		7,670
SUBAREA TOTALS	9,733		670,570

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
	TOTAL OB/XF VALUE													

BLDG DIMENSIONS BAS=W4W44S13W2S18E2S13S22E14S3E18N3E16N18E7N17W7N31Area:3377;FOP=N8W40S8E40Area:320;SFB=W10S32E10N32Area:320;FOP=S10E10S8E26N8E22N17E7N38W10S27W7S18W16S3W18N3W14Area:1261;FSP=N10W7S10E7Area:70;FUS=S13W2S18E2S35E14S3E18N3E16N18E7N17W7N31W48Area:3377;UBM=N21W48S21E48Area:1008;TotalArea:9733

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
C PRM SITE	0700	COM	140	150	1.0000	0	1.0000			3.50	21000.000	SF	1.000	3.50	73500	0	

TOTAL MARKET LAND DATA 73500

TOTAL PRESENT USE DATA