

CHEROKEE COUNTY 4/29/2025 8:54:51 AM

HICKS RICKEY E & W/ **HICKS SUSAN K** Return/Appeal Notes: **Parcel: 4439-00-65-2800-000**
 SANCTUARY DR PLAT: 0000G/0342 UNIQ ID 381894 SPLIT FROM ID 381860
 35264

COUNTY TAX (100), FIRE DIST 30 HOTHOUSE FD (100) CARD NO. 1 of 1
 Reval Year: 2020 Tax Year: 2025 LOTS 28 & 29 THE SANCTUARY @ VANCE MTN 1426/643 2.3300 AC
 Appraised by 15 on 09/11/2019 33035 THE SANCTUARY VANCE MTN TW-33 SRC= INSPECTION
CI- FR- EX- AT- LAST ACTION 20191002

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE					
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB				CREDENCE TO				
	97	00							% GOOD			DEPR. BUILDING VALUE - CARD				
TOTAL ADJUSTMENT FACTOR												DEPR. OB/XF VALUE - CARD				
TOTAL QUALITY INDEX												MARKET LAND VALUE - CARD				
												TOTAL MARKET VALUE - CARD				
												TOTAL APPRAISED VALUE - CARD				
												TOTAL APPRAISED VALUE - PARCEL				
												TOTAL PRESENT USE VALUE - PARCEL				
												TOTAL VALUE DEFERRED - PARCEL				
												TOTAL TAXABLE VALUE - PARCEL				
												PRIOR				
												BUILDING VALUE				
												OBXF VALUE				
												LAND VALUE				
												PRESENT USE VALUE				
												DEFERRED VALUE				
												TOTAL VALUE				
												PERMIT				
									CODE	DATE	NOTE	NUMBER	AMOUNT			
									ROUT: WTRSHD:							
									SALES DATA							
									OFF. RECORD	DATE	DEED	Q/	V/	INDICATE SALES		
									BOOK	PAGE	MOYR	U	I	PRICE		
									01426	0643	12	2011	WD*	Q	V	30000
									01428	0445	1	2012	NO	U	V	0
									01126	0001	11	2004	WD	X	V	0
									HEATED AREA							
									NOTES							
									INF HRG CHG 12							

SUBAREA			CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE			TOTAL OB/XF VALUE																	
FIREPLACE																				
SUBAREA																				
TOTALS																				

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				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
SFR SUB LOT	0100		239.000	600	1.0000	0	0.6000	+00	+00	+00	-40	+00	RTP	25,000.00	2.0000	LT	0.600	15,000.00	30000		2.33 AC

TOTAL MARKET LAND DATA																					30,000
TOTAL PRESENT USE DATA																					