

Property Record Card

Tax Year: 2018

Parcel: 10-09-32-0-000-001.028

PIN: 22223

Parcel

Account: 3544 Ex: H3 Td: CEDAR BLUFF Nbhd: CNLB Subd: RIVER BEND ESTATES SD

Parcel Owner: THACKER NATHAN & GLORIA
 Physical Address: 0 PHASE 2
 Mailing Address: 3450 RIVER POINTE P O BOX 57, CEDAR BLUFF, AL 35959

Date	Book	Page	Price	Appraised	Class	Total
					3	461,300
Total:						461,300

Legal Desc: LOT 15 RIVERBEND ESTATES PHASE 2 10/79 ALSO 1/27 INTEREST I N COMMON AREA PARCEL 01.06A & 01.06

Land Summary									
#	Cl	Type	Land Usage / Price Table / Usage	Units	C/U	Price	C/U Value	Value	Land Influence
1	3	Site Value	WATERFRONT IMPROVED / Waterfront / Site Value	0.00	N	170,000.00	\$170,000	170,000	
Totals:				0.00				\$170,000	

OBJ Summary																
#	Cl	Type	Code : Description	Built	Code	% Gd	Length	Width	Ovr LxW	Units	Ovr Unit	Adj Units	Ovr PPU	Price	Value	Ct
12	3	Dock/Deck	31BHS : BOATHOUSE, SINGLE COV	2006	L	80%	28	36	Y	1,008.00	N	1,008.00	N	\$21.40	\$17,600	1
Totals:															\$17,600	

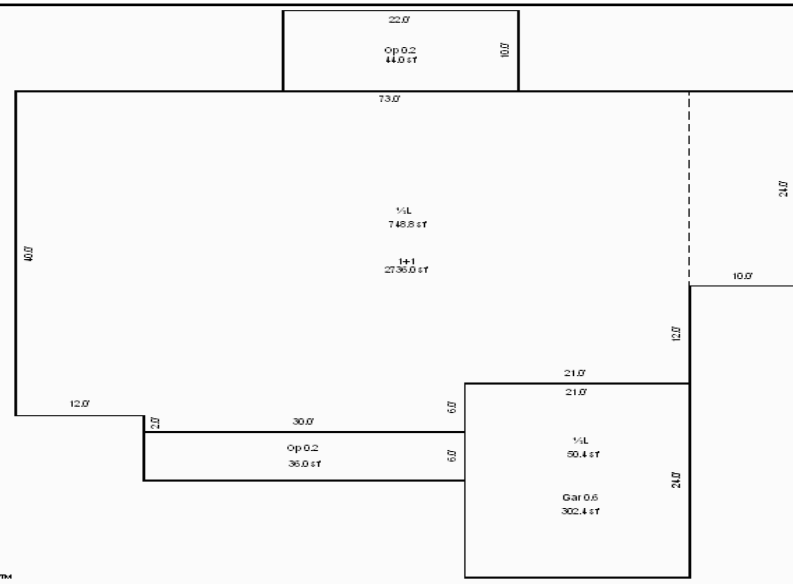
Building Summary										
#	Cl	Type	Improvement	Built	Code	% Gd	LxW	Area	Value	Construction
11	3	Res/Com	111 : SINGLE FAMILY	2002	C+	95		2,736	\$273,700	VINYL SIDING(33.00), HIP-GABLE(8.00), ENAMEL METAL(8.00)
Totals:									\$273,700	

Notes			
Year	User Added	Date Added	Note

Year Built:	2002	Base Rate:	63.94	Econ Dep:	0.00
Story Height:	1.50	Adjusted Rate:	64.58	Func Dep:	0.00
Base Area:	2,736	Total Adj Area:	3,917	Dep Total:	95.00
Upper Area:	799	Subtotal:	252,960	Value:	273,672
Upper Area Adj:	799	Extra Features:	29,467	Market Adj:	100.00
Appendage:	382	Base Cost:	282,427	Base Value:	273,672
Appendage Adj:	0	Location Index:	1.02	Nbhd Adj:	1.00
Class:	C+	Replace Cost:	288,076	Final Value:	273,700
Construction:	101	Percent Good:	95.00		

Construction					
Type	Code : Description	Ovr	%	Units	Adj Units
Foundation	09 : WOOD SUBFLOOR	N	100	0	0
Exterior Walls	27 : VINYL SIDING	N	100	33	33
Roof Type	02 : HIP-GABLE	N	100	8	8
Roof Material	11 : ENAMEL METAL	N	100	8	8
Floors	14 : CARPET & UNDER	N	50	12	6
Floors	08 : HARDWOOD	N	50	16	8
Interior Finish	07 : DRYWALL	N	100	30	30
Plumbing	03 : AVERAGE NO TILE	N	100	8	8
				115	101

Extra Features					
Type	Code : Description	Ovr	Qty	Unit Cost	Cost
Heat/AC	HT06 : FHA/AC	N	4,236	6	\$26,687
Plumbing	PL0003 : BATH 3FIX	N	1	2780	\$2,780
					\$29,467



Sketch by Apex IV™

PARCEL NUMBER
13-10-09-32-0-000-001.028

ALABAMA PROPERTY RECORD CARD
CHEROKEE

11/ 6/2015

Card 1 of 1

Owner Name and Address
THACKER NATHAN & GLORIA
3450 RIVER POINTE
P O BOX 57
CEDAR BLUFF AL 35959

Brief Description
TERRAPIN CREEK VALLEY ESTATES SD
LOT 15 RIVERBEND ESTATES PHASE II 10/79 ALSO 1/27
INTEREST IN COMMON AREA PARCEL 01.06A & 01.06

APPRAISED VALUE	
Year	2015
TC	3
Land	170,000
Improv.	245,660
Total	415,660
TC	
Land	
Improv.	
Total	
Market	415,660
Use	
BOE	
BOE Year	
Prior Year	2014
Land	
Improv.	
Total	
APMPSC20	

Account 3544	Neighborhood CB	Tax Dist. 04
PPIN 22223	Total Acres .70	Exemptions H3

Subdivision
0567

Parcel Address

Date of Sale Price Reference
0343 000096

Previous Owner Reference

LAND INFORMATION

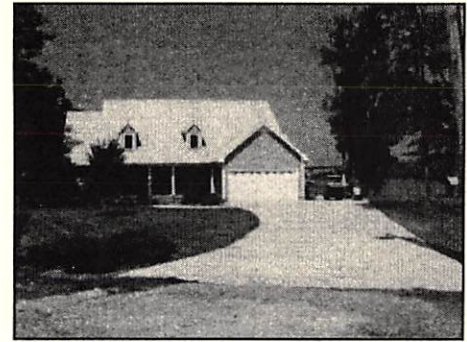
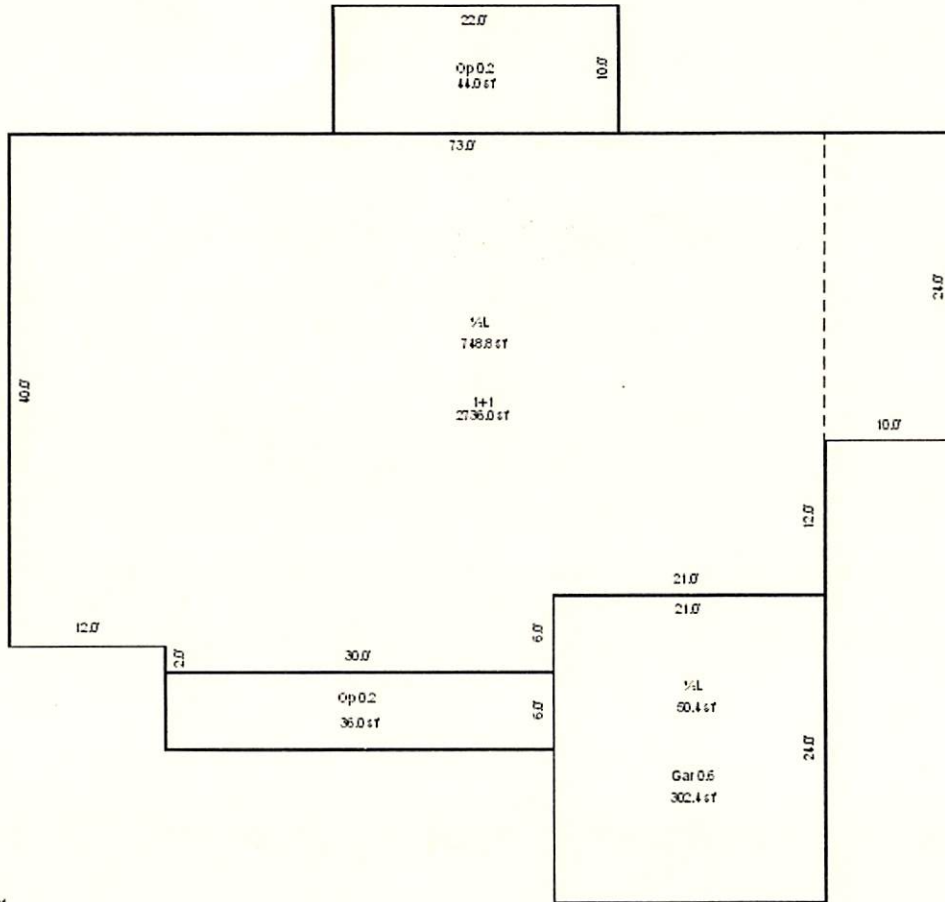
Description	Unit Price	Adjustments	Adjusted Price	TC	Value(Use)
1700-WATERFRONT -	170000.00			3	170,000

11-SINGLE FAMILY RESIDENCE BUILDING INFORMATION

FOUNDATION		EXTERIOR WALLS 33		ROOF TYPE 8		ROOF MATERIAL 8		EXTRA FEATURES 8		BUILDING CALCULATION	
Description	% Units	Description	% Units	Description	% Units	Description	% Units	Description	Quantity	Value	Improvement Code
WDSUB		VINYL S	33	HIP-GBL	8	EN/MTL	8	FHA/AC	4236	18214	111 -
								BATH 3F	1	2600	Construction Units
											Base Rate
											Adjusted Rate
											Total Adjusted Area
											SubTotal
											Extra Features
											Base Cost
											Cls-C+ Index
											Tbl-111 Repl. Cost
											Yr. Blt. 2002 Condition %
											95
											Eff. Yr. 2002 Value
											233,479
											Pct- Market Adj. %
											1.00
											TC 3 Final Value
											233,480

MISCELLANEOUS IMPROVEMENTS

Improvement Code	Description	Size	Base Rate	Subtotal	Extras	Index	Replace Cost	Eff. Yr	Cond.	TC	Value
31	BDWSA 12-BOAT DOCK 28X36	1008	15.10	15221		1.00	15,221	2006	80	3	12,180



2010-05-28 1.jpg

Sketch by Apex IV™

Code	Description	Gross	Perc	Adjustd
99100	1+1	2736	1.00	2736
99000	0.3 1/4L	2496	0.30	749
99100	G0.6 Gar 0.6	504	0.60	302
99000	0.1 1/4L	504	0.10	50
99100	P0.2 Op 0.2	220	0.20	44
99100	P0.2 Op 0.2	180	0.20	36
Subtotal		6640	-----	3917

2014-REAP;N/C-TE
 2010- REAP; N/C
 2007-RES. VALUE INC DUE TO UPDATING BASE AREA. RES. TRANSFER
 ED FROM PAR. 1.29
 2007- REAP; ADD 28X36 BOAT SHED 80% COND, COND RES AT 95%
 2007-CR/SUP CORRECT SQ FT BOE 11/30/07

PARCEL NUMBER
13-10-09-32-0-000-001.028

ALABAMA PROPERTY RECORD CARD
CHEROKEE

8/18/2011

Card 1 of 1

Owner Name and Address
THACKER, NATHAN & GLORIA
PO BOX 57
CEDAR BLUFF AL 35959

Brief Description
TERRAPIN CREEK VALLEY ESTATES SD
LOT 15 RIVERBEND ESTATES PHASE II 10/79 ALSO 1/27
INTEREST IN COMMON AREA PARCEL 01.06A & 01.06

APPRAISED VALUE	
Year	2011
TC	3
Land	170,000
Improv.	238,300
Total	408,300
TC	
Land	
Improv.	
Total	
Market	408,300
Use	
BOE	410,740
BOE Year	
	2007043
Prior Year	2010
Land	170,000
Improv.	240,740
Total	410,740
APMPC20	

Account	Neighborhood	Tax Dist.
3544	CB	04

PPIN	Total Acres	Exemptions
22223	.70	H1

Subdivision
0567

Parcel Address

Date of Sale Price Reference
0343 000096

Previous Owner Reference

LAND INFORMATION

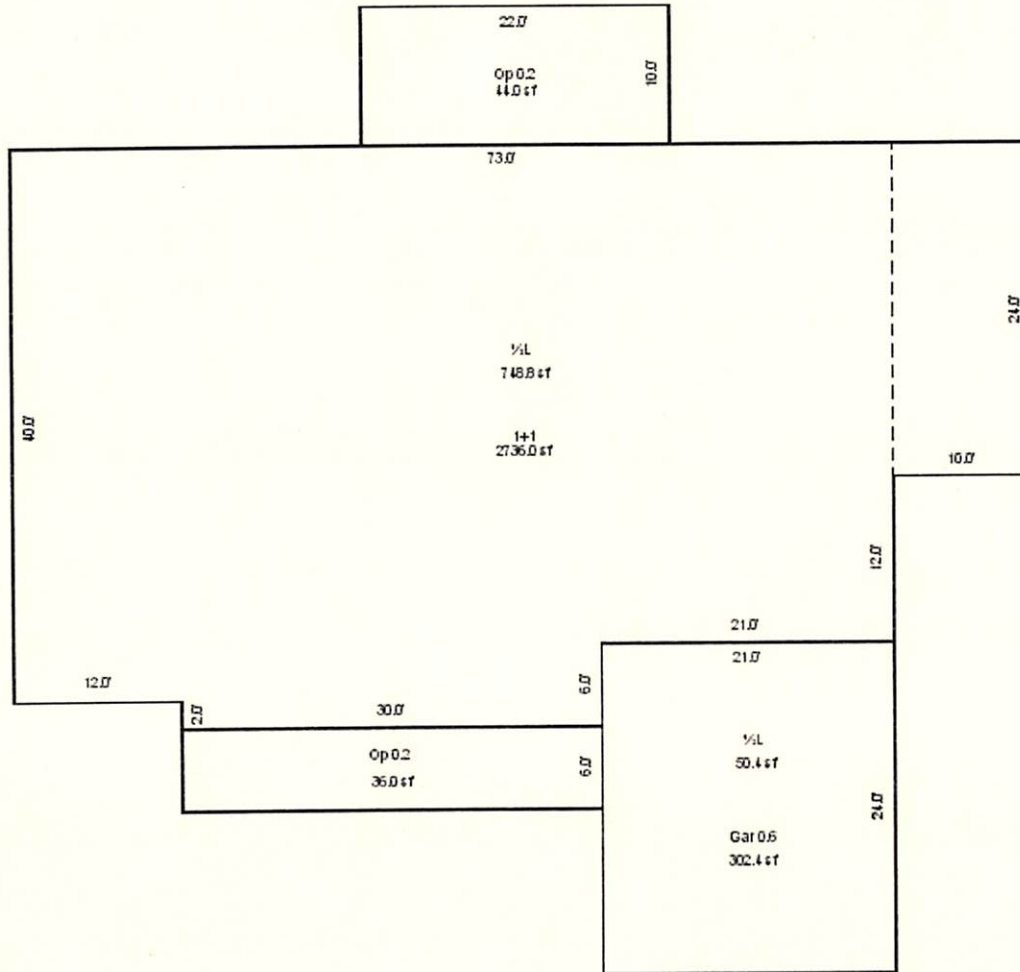
Description	Unit Price	Adjustments	Adjusted Price	TC	Value(Use)
1700-WATERFRONT -	170000.00			3	170,000

11-SINGLE FAMILY RESIDENCE BUILDING INFORMATION

FOUNDATION					EXTERIOR WALLS 33			ROOF TYPE		ROOF MATERIAL 8		EXTRA FEATURES 8		BUILDING CALCULATION		
Description	%	Units	Description	%	Units	Description	%	Units	Description	%	Units	Description	Quantity	Value	Improvement Code	Value
WDSUB			VINYL S	33		HIP-GBL	8		EN/MTL	8		FHA/AC	4236	18214	111	-
												BATH 3F	1	2600	Construction Units	101
															Base Rate	56.86
															Adjusted Rate	57.43
															Total Adjusted Area	3,917
															SubTotal	224,953
															Extra Features	20,814
															Base Cost	245,767
															ClS-C+ Index	.970
															Tbl-111 Repl. Cost	238,394
															Yr. Blt. 2002 Condition %	95
															Eff. Yr. 2002 Value	226,474
															Pct- Market Adj. %	1.00
															TC 3 Final Value	226,480

MISCELLANEOUS IMPROVEMENTS

Improvement Code	Description	Size	Base Rate	Subtotal	Extras	Index	Replace Cost	Eff. Yr	Cond.	TC	Value
31	BDWSA 12-BOAT DOCK 28X36	1008	15.10	15221		.97	14,764	2006	80	3	11,820



2010-05-28 1.jpg

Code	Description	Gross	Perc	Adjustd
99100	1+1	2736	1.00	2736
99000	0.3 1/4L	2496	0.30	749
99100	G0.6 Gar 0.6	504	0.60	302
99000	0.1 1/4L	504	0.10	50
99100	P0.2 Op 0.2	220	0.20	44
99100	P0.2 Op 0.2	180	0.20	36
Subtotal		6640	-----	3917

Sketch by Apex IV™

2010- REAP; N/C
 2007-RES. VALUE INC DUE TO UPDATING BASE AREA. RES. TRANSFER
 ED FROM PAR. 1, 29
 2007- REAP; ADD 28X36 BOAT SHED 80% COND, COND RES AT 95%
 2007-CR/SUP CORRECT SQ FT BOE 11/30/07

PARCEL NUMBER
13-10-09-32-0-000-001.028

ALABAMA PROPERTY RECORD CARD
CHEROKEE

12/14/2007

Card 1 of 1

Owner Name and Address
THACKER, NATHAN & GLORIA
PO BOX 57
CEDAR BLUFF AL 35959

Brief Description
TERRAPIN CREEK VALLEY ESTATES SD
LOT 15 RIVERBEND ESTATES PHASE II 10/79 ALSO 1/27
INTEREST IN COMMON AREA PARCEL 01.06A & 01.06

APPRAISED VALUE	
Year	2008
TC	3
Land	170,000
Improv.	240,740
Total	410,740
TC	
Land	
Improv.	
Total	410,740
Market	
Use	410,740
BOE	
BOE Year	2007043
	2007
Prior Year	170,000
Land	240,740
Improv.	410,740
Total	APMPSC20

Account 3544 Neighborhood CB Tax Dist. 04
PPIN 22223 Total Acres .70 Exemptions H1

Subdivision
0567

Parcel Address	Date of Sale	Price	Reference
			0343 000096
Previous Owner	Reference		

LAND INFORMATION

Description	Unit Price	Adjustments	Adjusted Price	TC	Value (Use)
1700-WATERFRONT LOT-	170000.00		170000.00	3	170,000

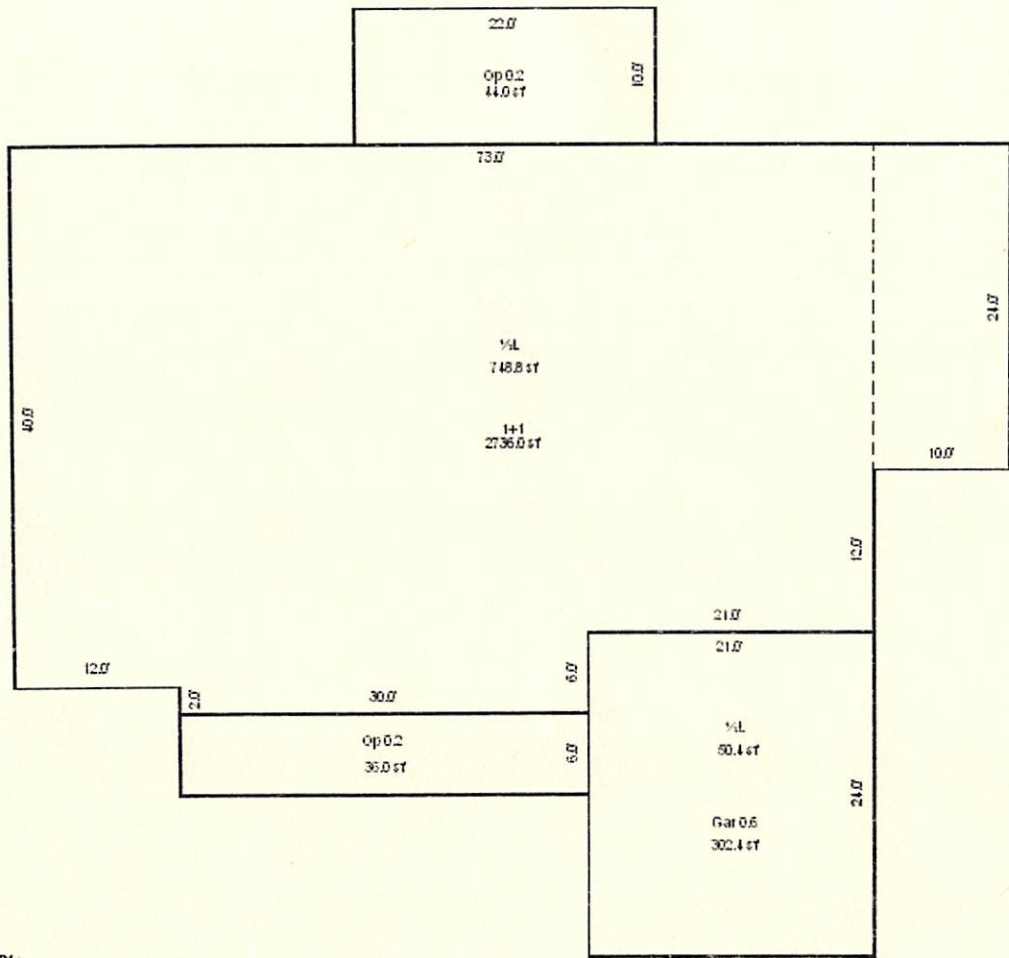
11-SINGLE FAMILY RESIDENCE BUILDING INFORMATION

FOUNDATION						EXTERIOR WALLS						ROOF TYPE						ROOF MATERIAL						EXTRA FEATURES						BUILDING CALCULATION					
Description	%	Units	Description	%	Units	Description	%	Units	Description	%	Units	Description	%	Units	Description	Quantity	Value	Improvement Code	Units	Value	Base Rate	Adjusted Rate	Total Adjusted Area	Subtotal	Extra Features	Base Cost	Index	Repl. Cost	Condition %	Market Adj. %	Final Value				
WDSUB			VINYL S	33		HIP-GBL	8		EN/MTL	8		FHA/AC		4236	18214			111	-																
												BATH 3F		1	2600																				
FLOORS						INTERIORS						ADJUSTMENTS						BUILDING AREAS																	
CPT & U	50	12	DRY WL	30					Base....		2736																								
HARD WD	50	16							2ndStory		799																								
									Adjusted		382																								
									Total...		3917																								
									Cost/SF		61.49																								
									Bedrooms																										
									Bathrooms		2 /																								

MISCELLANEOUS IMPROVEMENTS

Improvement Code	Description	Size	Base Rate	Subtotal	Extras	Index	Replace. Cost	EIF. Yr.	Cond.	TC	Value
31	BDWSA 12-BOAT DOCK 28X36	1008	15.10	15221	.98	14,917	2006	80	3		11,940

6957



99100		1+1	
99000	0.3	1/4L	
99100	0.6	Gar	0.6
99000	0.1	1/4L	
99100	0.2	Op	0.2
99100	0.2	Op	0.2

2736	1.00	2736
2496	0.30	749
504	0.60	302
504	0.10	50
220	0.20	44
180	0.20	36

Sketch by Apex IV™

2007-RES. VALUE INC DUE TO UPDATING BASE AREA. RES. TRANSPER
 FD FROM PAR. 1.29
 2007- REAP; ADD 28X36 BOAT SHED 80% COND, COND RES AT 95%
 2007-CR/SUP CORRECT SQ FT BOE 11/30/07

PARCEL NUMBER
13-10-09-32-0-000-001.028

ALABAMA PROPERTY RECORD CARD
CHEROKEE

9/22/2007

Card 1 of 1

Owner Name and Address
THACKER, NATHAN & GLORIA
PO BOX 57
CEDAR BLUFF AL 35959

Brief Description
TERRAPIN CREEK VALLEY ESTATES SD
LOT 15 RIVERBEND ESTATES PHASE II 10/79 ALSO 1/27
INTEREST IN COMMON AREA PARCEL 01.06A & 01.06

APPRaised VALUE	
Year	2007
TC	3
Land	170,000
Improv.	278,240
Total	448,240
TC	
Land	
Improv.	
Total	448,240
Market	
Use	
BOE	
BOE Year	2006
Prior Year	85,000
Land	192,900
Improv.	277,900
Total	470,800
APMPSC20	

Account 3544 Neighborhood CB Tax Dist 04

PPIN 22223 Total Acres .70 Exemptions H1

Subdivision
0567

Parcel Address Date of Sale Price Reference

Previous Owner Reference

0343 000096

LAND INFORMATION

Description	Unit Price	Adjustments	Adjusted Price	TC	Value (Use)
1700-WATERFRONT LOT-	170000.00		170000.00	3	170,000

11-SINGLE FAMILY RESIDENCE BUILDING INFORMATION

FOUNDATION				EXTERIOR WALLS				ROOF TYPE				ROOF MATERIAL				EXTRA FEATURES				BUILDING CALCULATION							
Description	%	Units		Description	%	Units		Description	%	Units		Description	%	Units		Description	Quantity	Value		Improvement Code							
WDSUB				VINYL S	33			HIP-GBL	8			EN/MTL	8			FHA/AC	4236	18214		BATH 3F	1	2600		111	-		
FLOORS 14				INTERIORS 30				ADJUSTMENTS				BUILDING AREAS				Improvement Code 111 -											
Description	%	Units		Description	%	Units		Description	%	Units		Description	%	Units		Construction Units 101											
CPT & U 50	12			DRY WL	30							Base....		2736		Base Rate 56.86											
HARD WD 50	16											2ndStory		1500		Adjusted Rate 57.43											
												Adjusted		382		Total Adjusted Area 4,618											
												Total...		4618		Subtotal 265,212											
												Cost/SF		60.70		Extra Features 20,814											
												Bedrooms				Base Cost 286,026											
												Bathrooms 2 /				Cls-C+ Base Cost .980											
																Tbl-111 Index 280,305											
																2002 Repl. Cost 95											
																Yr. Blt. 2002 Condition % 266,290											
																Efc- Val 1.00											
																3 Market Adj. % 266,300											
																TC Final Value											
																Phy 95											

MISCELLANEOUS IMPROVEMENTS

Improvement Code	Description	Size	Base Rate	Subtotal	Extras	Index	Replace. Cost	Eff. Yr.	Cond.	TC	Value
31	BDWSA 12-BOAT DOCK 28X36	1008 15.10	15221		.98	14,917	2006 80 3				11,940

07 BOE - Correct Sq. Ft
11/30/07

COMPLETED
K.B. 12-6-07 C4S

ALABAMA PROPERTY RECORD CARD

COUNTY 13 TSP. 10 AREA 09 SECTION 32 1/4 SEC. _____ BLOCK _____ PARCEL NO. 1.028

BRIEF DESCRIPTION

CARD 2 of 2

APPRAISED VALUE

ZONING _____ NEIGHBORHOOD ID _____ LAND USE _____ ROUTING NO. _____

ACCOUNT NO. _____ MUN. CODE _____

LOT SIZE _____ ACREAGE _____ ASSMT. CLASS _____

YR	Imp.	◀	
	Land	◀	
	Total	◀	
	Imp.	◀	
	Land	◀	
	Total	◀	
	Imp.	◀	
	Land	◀	
	Total	◀	
	Imp.	◀	
	Land	◀	
	Total	◀	

OWNERS NAME	MAILING ADDRESS	DATE ACQUIRED	CONSID.	DEED BOOK	PAGE NO.

NOTES:	APPRAISER	DATE	DATE		TYPE 1 LAND 2 L & B	SALE PRICE	SOURCES				VALID		OTHER VALID
			MO.	YR.			1 BUYER	2 SELLER	3 FEE	4 AGENT	1 YES	2 NO	

BUILDING PERMIT				
Number	Date	Type	Amount	

GENERAL PARCEL DATA				
OWNERSHIP		UTILITIES - WATER		AMENITIES
1 Private	1 None	1 Storm Sewer		
2 City	2 Public	2 Sidewalk		
3 County	3 Community	3 Waterfront		
4 State	4 Well	4 Golf Course		
5 Federal		5 View		
6 Religious	UTILITIES - SEWER		6 Location	
7 Fraternal	1 None			
8 Utility	2 Public			
9 Public Service	3 Community	NUISANCES		
	4 Septic Tank	1 Noise, Hwy.		
		2 Noise, R. R.		
ROAD ACCESS				
1 None	UTILITIES - GAS		3 Noise, Indust.	
2 U. S. Hwy.	1 None	4 Noise, Airport		
3 Interchange	2 Natural	5 Open Drain, Ditch		
4 State Hwy.	3 Propane	6 High Tension Line		
5 Paved	NBHD		7 Odor, Indust.	
6 Paved, C. & G.	1 Static	8 View		
7 Dirt	2 Improving			
8 Excl. Esmnt.	3 Declining			
9 Non-Excl.	4 Transition			
TOPO.				
1 Level				
2 Nearly Level	RENTAL DATA			
3 Gently Rolling	UNIT/AREA		Per Month	Per Sq. Ft
4 Rolling				
5 Steep				
6 Mountainous				
7 Swampy				
8 Low		Rent Date		

NONE	[]	LAND COMPUTATION									
CODE	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR		MARKET VALUE	CU. UNIT PRICE	CU VALUE
LOTS											
SQ. FT.											
ACREAGE											
SITE VALUE											

TOTAL LAND VALUE

