


Parcel ID: 235 / 43 / 0 / 0 / 0 (CARD 1 of 1)
 Owner: O'NEIL, MATTHEW D & SAMANTHA S
 Location: 722 OLD HOMESTEAD HWY
 Acres: 6.000

General

Valuation		Listing History	
Building Value:	\$279,800	<u>List Date</u>	<u>Lister</u>
Features:	\$1,400	02/23/2021	NTPU
Taxable Land:	\$66,000	03/09/2020	NTPU
<hr/>		06/26/2019	RBRL
Card Value:	\$347,200 	05/14/2018	TBRL
Parcel Value:	\$347,200	04/10/2017	NT53
Review and Pay Property Taxes Online			

Notes: 2018PU=REVIEW ASSESSMENT PER PU OPEN FIELD SITE. ADJ REAR ACRE FOR SHAPE. 2018 CYC MEAS N/C.2019=MEASURED. ADDED DRIVEWAY POST-SALE. 2020PU= FOUNDATION ONLY. 2021PU=ADD NEW HOME 100%..

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2023	\$279,800	\$1,400	\$66,000	Cost Valuation	\$347,200
2022	\$279,800	\$1,400	\$66,000	Cost Valuation	\$347,200
2021	\$279,800	\$1,400	\$66,000	Cost Valuation	\$347,200
2020	\$0	\$15,000	\$57,000	Cost Valuation	\$72,000
2019	\$0	\$0	\$57,000	Cost Valuation	\$57,000
2017	\$0	\$0	\$43,900	Cost Valuation	\$43,900
2016	\$0	\$0	\$49,900	Cost Valuation	\$49,900
2015	\$0	\$0	\$49,900	Cost Valuation	\$49,900
2014	\$0	\$0	\$49,900	Cost Valuation	\$49,900
2013	\$0	\$0	\$85,600	Cost Valuation	\$85,600
2012	\$0	\$0	\$85,600	Cost Valuation	\$85,600
2011	\$0	\$0	\$85,600	Cost Valuation	\$85,600
2010	\$0	\$0	\$85,600	Cost Valuation	\$85,600
2009	\$0	\$0	\$85,600	Cost Valuation	\$85,600
2008	\$0	\$0	\$57,700	Cost Valuation	\$57,700

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
02/15/2019	IMPROVED	NO - UNCLASSFYD EXCLUSION	\$0	CHIRICHELLA, MICHAEL A/LILLIAN	3055	339
02/15/2019	IMPROVED	YES	\$55,000	O'NEIL, MATTHEW D & SAMANTHA S	3055	345
05/20/2008	VACANT	NO - FAMILY/RELAT GRNTR/E	\$0	CHIRICHELLA, MICHAEL A	2510	0709
02/10/2006	VACANT	YES	\$75,000		2321	0499

Land

Size: 6.000 Ac.
Zone: 01 - RESIDENTIAL
Neighborhood: AVG 100%
Land Use: 1F RES
Site:
Driveway:
Road:
Taxable Value: \$66,000

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	1.000 AC	60,000	E	100	100	100	100	100	100	60,000	0	N	60,000	
1F RES	5.000 AC	1,500	X	100	0	0	0	100	80	6,000	0	N	6,000	

Building

2.00 STORY FRAME COLONIAL Built In 2020

Roof:	GABLE OR HIP ASPHALT	Bedrooms:	4	Quality:	AVG+20 120%
Exterior:	VINYL SIDING	Bathrooms:	2.5	Size Adj.	0.8754
Interior:	DRYWALL	Fixtures:	0	Base Rate:	84.00
Flooring:	PERGO/LAMINATE CERAM CLAY TILE	Extra Kitchens:	0	Building Rate:	1.0295
Heat:	GAS FA DUCTED	Fireplaces:	0	Sq. Foot Cost:	86.48
		Generators:	0	Effective Area:	3,236
		AC:	NO	Cost New:	\$279,849

Depreciation							Assessment
Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.		
0%	0%	0%	0%	0%	0%		\$279,800

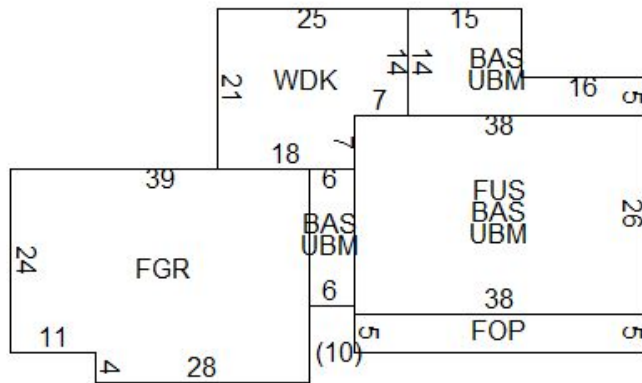
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
GAS FIREPLACE	1		100	1400.00	100	\$1,400	
Total:						\$1,400	

Photo



Sketch



Code	Description	Area	Eff Area
BAS	FIRST FLOOR	1,386	1,386
WDK	DECK, WOOD	476	48
FGR	GARAGE, FRAMED	1,048	419
FOP	PORCH, OPEN	190	48
UBM	BASEMENT, UNFINISHED	1,386	347
FUS	UPPER STORY, FINISHE	988	988
Totals			3,236