

# Real Estate Information



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## Parcel Details for 016-243-05-0-00-00-003.02-0

Quick Reference #: R7960

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|                                                                                                                                                                                                                                                         |                                                                                                                       |                                                                                                          |                                                      |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------|
| <b>Owner Information</b>                                                                                                                                                                                                                                |                                                                                                                       | <b>Property Address</b>                                                                                  |                                                      |              |
| <b>Owner's Name:</b><br><b>Mailing:</b>                                                                                                                                                                                                                 | PANKASKIE, TROY P<br>323 Dobbin Rd                                                                                    |                                                                                                          |                                                      |              |
| <b>General Property Information</b>                                                                                                                                                                                                                     |                                                                                                                       | <b>Deed Information</b>                                                                                  |                                                      |              |
| <b>Property Class:</b><br><b>Living Units:</b><br><b>Zoning:</b><br><b>Neighborhood:</b>                                                                                                                                                                | Farm Homesite - F<br>1<br>023 Rural Coffey County                                                                     |                                                                                                          |                                                      |              |
|                                                                                                                                                                                                                                                         |                                                                                                                       | <b>Document Document Link #</b><br>178-62 <a href="#">View Deed Information</a>                          |                                                      |              |
| <b>Neighborhood / Tract Information</b>                                                                                                                                                                                                                 |                                                                                                                       |                                                                                                          |                                                      |              |
| <b>Neighborhood:</b> 023 Rural Coffey County<br><b>Tract:</b> Section: 05 Township: 23 Range: 14<br><b>Tract Description:</b> S05, T23, R14, ACRES 14, W730' N861' S1755' SW4 LESS ROW<br><b>Acres:</b> 14.00<br><b>Market Acres:</b> 1.80              |                                                                                                                       |                                                                                                          |                                                      |              |
| <b>Land Based Classification System</b>                                                                                                                                                                                                                 |                                                                                                                       |                                                                                                          |                                                      |              |
| <b>Function:</b> Farming / ranch operation (with improvements)<br><b>Activity:</b> Farming, plowing, tilling, harvesting, or related activities<br><b>Ownership:</b> Private-fee simple<br><b>Site:</b> Dev Site - crops, grazing etc - with structures |                                                                                                                       |                                                                                                          |                                                      |              |
| <b>Property Factors</b>                                                                                                                                                                                                                                 |                                                                                                                       |                                                                                                          |                                                      |              |
| <b>Topography:</b><br><b>Utilities:</b><br><b>Access:</b><br><b>Fronting:</b>                                                                                                                                                                           | Level - 1; Rolling - 4<br>Public Water - 3; Gas - 7;<br>Lagoon - 12<br>Semi Improved Road - 2<br>Secondary Street - 3 | <b>Parking Type:</b><br><b>Parking Quantity:</b><br><b>Parking Proximity:</b><br><b>Parking Covered:</b> | On and Off Street - 3<br>Adequate - 2<br>On Site - 3 |              |
| <b>Appraised Values</b>                                                                                                                                                                                                                                 |                                                                                                                       |                                                                                                          |                                                      |              |
| <b>Tax Year</b>                                                                                                                                                                                                                                         | <b>Property Class</b>                                                                                                 | <b>Land</b>                                                                                              | <b>Building</b>                                      | <b>Total</b> |
| 2025                                                                                                                                                                                                                                                    | Farm Homesite - F                                                                                                     |                                                                                                          |                                                      |              |

|      |                       |       |       |       |
|------|-----------------------|-------|-------|-------|
| 2025 | Argricultural Use - A | 1 460 | 3 690 | 5 150 |
|------|-----------------------|-------|-------|-------|

Market Land Information

| Type                     | Method | Area or Acres            | Eff. Frontage | Eff. Depth                           | Est. Value |
|--------------------------|--------|--------------------------|---------------|--------------------------------------|------------|
| Regular Lot - 1          | Acre   | 1.80                     |               |                                      | 00         |
| Influence #1:<br>Factor: |        | Influence #2:<br>Factor: |               | Influence Override:<br>Depth Factor: |            |

Residential Information

Building #: 1

: Sketch Vector Not Available

| Dwelling Information                                                          | Component Sales Information                   |
|-------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Residence Type:</b><br>Single-Family Residence                             | <b>Architectural Style:</b> Conventional - 04 |
| <b>Quality:</b> AV-                                                           | <b>Basement Type:</b> Crawl - 2               |
| <b>Year Built:</b> 2019                                                       | <b>Total Rooms:</b> 5                         |
| <b>Effective Year:</b>                                                        | <b>Bedrooms:</b> 2                            |
| <b>MS Style:</b> 5                                                            | <b>Family Rooms:</b>                          |
| <b>LBCS Structure:</b><br>Detached SFR unit                                   | <b>Full Baths:</b> 1                          |
| <b># of Units:</b>                                                            | <b>Half Baths:</b>                            |
| <b>Total Living Area:</b>                                                     | <b>Garage Capacity:</b>                       |
| <b>Calculated Area:</b> 1,682                                                 | <b>Foundation:</b> Concrete - 2               |
| <b>Main Floor LA:</b> 1,176                                                   |                                               |
| <b>Upper Floor LA %:</b> 43.0                                                 |                                               |
| <b>CDU:</b> GD                                                                |                                               |
| <b>Phys / Func / Econ:</b> AV / N/A / N/A                                     |                                               |
| <b>Ovr % Good / RCN:</b> /                                                    |                                               |
| <b>Remodel:</b>                                                               |                                               |
| <b>% Complete:</b>                                                            |                                               |
| <b>Assessment Class:</b>                                                      |                                               |
| <b>MU Class #1 / %:</b> / <b>MU Class #2 / %:</b> / <b>MU Class #3 / %:</b> / |                                               |

| Residential Components          |       |            |         |      |
|---------------------------------|-------|------------|---------|------|
| Code / Description              | Units | Percentage | Quality | Year |
| Frame, Hardboard Sheets         |       | 100        |         |      |
| Metal, Preformed                |       | 100        |         |      |
| Warmed & Cooled Air             |       | 100        |         |      |
| Automatic Floor Cover Allowance |       |            |         |      |
| Plumbing Fixtures               | 6     |            |         |      |
| Plumbing Rough-ins              | 1     |            |         |      |
| Raised Subfloor                 | 1,682 |            |         |      |
| Slab Porch with Roof            | 660   |            | LO-     |      |
| Slab Porch with Roof            | 60    |            | LO-     |      |

Commercial Information [Information Not Available]

Other Building Improvement Information

| MS            |                             | YearEffective |       |      |      | Dimensions |       |            |          | Phys    |      | Ovr  |       | Ovr |        | %     |           |
|---------------|-----------------------------|---------------|-------|------|------|------------|-------|------------|----------|---------|------|------|-------|-----|--------|-------|-----------|
| OccupClass    | Rank                        | Quantity      | Built | Year | LBCS | Area       | Perim | Hgt        | (L x W)  | Stories | Cond | Func | Econ  | %   | Reason | RCN   | GoodValue |
| Farm Utility  | P                           | FR            | 1     | 1970 |      | 4000       | 180   | 17         | 100 x 40 | 1       | FR   | AV   |       |     |        | 30760 | 12 3690   |
| Storage Shed  |                             |               |       |      |      |            |       |            |          |         |      |      |       |     |        |       |           |
| Components    |                             |               |       |      |      |            |       |            |          |         |      |      |       |     |        |       |           |
| Code          | Code Description            |               |       |      |      | Units      |       | Percentage | %        |         | Area |      | Other |     | Rank   |       | Year      |
| 918           | Single -Metal on Wood Frame |               |       |      |      |            |       | 100        |          |         |      |      |       |     |        |       |           |
| Prefabricated | D                           | AV            | 1     | 2016 |      | 160        | 52    | 9          | 16 x 10  | 1       | AV   | AV   |       |     | 4230   | 28    | 1180      |
| Storage Shed  |                             |               |       |      |      |            |       |            |          |         |      |      |       |     |        |       |           |

**Components**

| <b>Code</b>                         | <b>Code Description</b> | <b>Units</b> | <b>Percentage %</b> | <b>Area</b> | <b>Other</b> | <b>Rank</b> | <b>Year</b> |
|-------------------------------------|-------------------------|--------------|---------------------|-------------|--------------|-------------|-------------|
| Residential<br>Garage -<br>Detached | P AV 1 2018             | 1500 160 11  | 50 x 1<br>30        | AV AV       |              | 58695 47    | 27590       |
| <b>Components</b>                   |                         |              |                     |             |              |             |             |
| <b>Code</b>                         | <b>Code Description</b> | <b>Units</b> | <b>Percentage %</b> | <b>Area</b> | <b>Other</b> | <b>Rank</b> | <b>Year</b> |
| 8005                                | Porch, Slab w/ Roof     | 500          |                     |             |              |             |             |

**Agricultural Information****Agricultural Land**

|                                        |                                           |                                           |                                                      |
|----------------------------------------|-------------------------------------------|-------------------------------------------|------------------------------------------------------|
| <b>Land Type:</b><br>Native Grass - NG | <b>Irrig. Type:</b><br><b>Well Depth:</b> | <b>Adjust Code:</b><br><b>Govt. Prgm:</b> | <b>Use Value:</b> 90<br><b>Market Value:</b> 2,480   |
| <b>Acres:</b> 0.40                     | <b>Acre Feet:</b>                         | <b>Base Rate:</b> 236                     |                                                      |
| <b>Soil Unit:</b> 8302                 | <b>Acre Feet/Ac:</b>                      | <b>Adjust Rate:</b> 236                   |                                                      |
| <b>Land Type:</b><br>Native Grass - NG | <b>Irrig. Type:</b><br><b>Well Depth:</b> | <b>Adjust Code:</b><br><b>Govt. Prgm:</b> | <b>Use Value:</b> 280<br><b>Market Value:</b> 9,660  |
| <b>Acres:</b> 2.10                     | <b>Acre Feet:</b>                         | <b>Base Rate:</b> 133                     |                                                      |
| <b>Soil Unit:</b> 8679                 | <b>Acre Feet/Ac:</b>                      | <b>Adjust Rate:</b> 133                   |                                                      |
| <b>Land Type:</b><br>Native Grass - NG | <b>Irrig. Type:</b><br><b>Well Depth:</b> | <b>Adjust Code:</b><br><b>Govt. Prgm:</b> | <b>Use Value:</b> 790<br><b>Market Value:</b> 27,360 |
| <b>Acres:</b> 7.20                     | <b>Acre Feet:</b>                         | <b>Base Rate:</b> 110                     |                                                      |
| <b>Soil Unit:</b> 8731                 | <b>Acre Feet/Ac:</b>                      | <b>Adjust Rate:</b> 110                   |                                                      |
| <b>Land Type:</b><br>Native Grass - NG | <b>Irrig. Type:</b><br><b>Well Depth:</b> | <b>Adjust Code:</b><br><b>Govt. Prgm:</b> | <b>Use Value:</b> 300<br><b>Market Value:</b> 9,500  |
| <b>Acres:</b> 2.50                     | <b>Acre Feet:</b>                         | <b>Base Rate:</b> 118                     |                                                      |
| <b>Soil Unit:</b> 8775                 | <b>Acre Feet/Ac:</b>                      | <b>Adjust Rate:</b> 118                   |                                                      |

**Agricultural Land Summary**

|                                       |                                    |
|---------------------------------------|------------------------------------|
| <b>Native Grass - NG Acres:</b> 12.20 | <b>Total Land Acres:</b> 12.20     |
|                                       | <b>Total Land Use Value:</b> 1,460 |
|                                       | <b>Total Land Mkt Value:</b>       |