

CHEROKEE COUNTY

7/1/2026 3:45:03 PM

RP8 LLC
125 GOLD BRANCH RD
47334

Return/Appeal Notes: Parcel: 4570-14-24-9878-000

PLAT: 0000H/1528 UNIQ ID 387760 SPLIT FROM ID 22437
ID NO: 55000056L 01248

COUNTY TAX (100), FIRE DIST 50 RANGER FIRE (100)
Reval Year: 2020 Tax Year: 2026 FR FOSTER & FOSTER 1191/218
Appraised by 33 on 06/08/2023 55003 NOTLA RURAL

CARD NO. 1 of 1

1.1800 AC

SRC= INSPECTION

TW-55

CI- FR- EX-

AT-

LAST ACTION 20231010

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE	
Average Rooms Per Floor - 5	0.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.55000	CREDENCE TO MARKET	
Foundation - 4	5.00	10	07	2,484	99	83.06	206321	1990	1990	% GOOD	45.0	DEPR. BUILDING VALUE - CARD 92,840	
Spread Footing	5.00	TYPE: Commercial/RETAIL										DEPR. OB/XF VALUE - CARD 11,370	
Sub Floor System - 2	6.00											Commercial	
Slab on Grade	6.00	STYLE: 1 - 1.0 Story										TOTAL MARKET VALUE - CARD 148,460	
Exterior Walls - 24	12.00												
Prefab Metal	12.00											TOTAL APPRAISED VALUE - PARCEL 148,460	
Roofing Structure - 10	11.00												
Steel Frame	11.00											TOTAL VALUE DEFERRED - PARCEL 0	
Roofing Cover - 12	7.00												
Modular Metal	7.00											PRIOR	
Interior Wall Construction - 5	16.00												
Drywall	3.00											OBXF VALUE 5,800	
Interior Floor Cover - 05	2.00												
Asphalt tile	6.00											PRESENT USE VALUE 0	
Heating Fuel - 04	2.00												
Electric	6.00											TOTAL VALUE 162,980	
Heating Type - 10	5.00												
Heat Pump	5.00											CODE DATE NOTE NUMBER AMOUNT	
Air Conditioning Type - 03	5.00												
Central	5.00											ROUT: 26.000WTRSHD:	
Structural Frame - 03	5.00												
Prefab	6.00											OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE	
Ceiling & Insulation - 02	0.00												
Suspended Ceiling-Wall Insulated	0.00											017250649 11 2022 WD* Q I 195000	
Commercial Heat & Air - 2	0.00												
Packaged Units	0.00											005630113 4 1988 WD* X V 0	
Half-Bathrooms	0.00												
BAS - 0 FUS - 0 LL - 0	0.00											NOTES	
Plumbing Fixtures	7.000												
6.00	91.000											2. ENCLOSED TRAILER HERE BY ROAD W/ WATER, POWER &	
TOTAL POINT VALUE	91.000												
BUILDING ADJUSTMENTS												PSITES R/V HOOKUP CHAIN LINK FENCE-GRAVEL P ARKING	
Quality	3 Average 1.0000												
Shape/Design	2 Rectangle 1.0000												
Size	Size Size 1.0900												
Market Factor	3 MARKET FACTOR 1.0000												
TOTAL ADJUSTMENT FACTOR	1.090												
TOTAL QUALITY INDEX	99												

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SUBAREA				CODE	DESCRIPTION	COUNT	LT	HT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS	AREA	%	RPL CS	06	FENCE CL	0.000	0	0	145	12.00	0	-	1990	2010	S5		50	870
BAS	2,400	100	199344	03L	CARPORT	0.000	20	12	240		5.00	0	-	1990	2010	S5		50	600
FOP	210	040	6977	86	PREFAB CAMPSITE	0.000	0	0	3	1,800.00		0	-	2019	2019	S0		100	5400
FIREPLACE	1 - None			86	CAMPSITE		0	0	1	4,500.00		0	-	2023	2023	S0		100	4500
SUBAREA TOTALS	2,610		206,321	TOTAL OB/XF VALUE															11,370

BUILDING DIMENSIONS BAS=W30S80E30N80Area:2400;FOP=S7E30N7W30Area:210;TotalArea:2610

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
COMMERCIAL	0700		168.000	244	1.0000	0	0.7500	+00 +00 -25 +00 +00	RP	50,000.00	1.1800	AC	0.750	37,500.00	44250		
TOTAL MARKET LAND DATA											1.180						
TOTAL PRESENT USE DATA																	