

Acct ID: 536922 MTL: 102W180002000 Date: 6/5/25 Appr: NDL Prop Class: 551 RMV Prop Class: 551
 Situs: MaSaNh: 07 06 000 Unit: 57836 Year: 2024
 Last Date Appraised: 05/12/2011 Appraiser: MATT LORD Retag: Y N Tag info: 2025
 Owner: WILLIAM K EPPS LIFETIME TR & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 152687
 RMV Land: 109610 RMV Imp: 134650 RMV Total: 244260 MAV: 168820 MSAV: 18037 SAV: 52413
 Comment:

Notations 25-26: cycle
 No notation data available.

OSDs
 No OSD data available.

Land

Site: 1	Code Area: 14530	Size: 10.74 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BISS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL	RMV: 97970	Exception: Y	N	
Adjustment(s):	GSOIL, IRR, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1980 / 19-20: UPDATE PART TOTALS// 16-17: COMB LIKE SEGS // 81400130: 03-04: REAPPRAISAL						
Site: 2	Code Area: 14530	Size: 10.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 2520	Exception: Y	N	
Adjustment(s):	GSOIL, IRR, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 1980 / 2010-11: CHG OF 4BENCH IRR TO WASTELAND-M// //08-09: Market wasteland study by GW39 - change from wasteland to wasteland-M//81400130 /99-2000: CHG OF ONE ACRE TO A HOMESITE 05-06: F05-0184 CORRECTION TO ACREAGE DUE TO CHANGE IN COURSE OF RIVER						
Site: 3	Code Area: 14530	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BISS	Value Source: Farm Use - EFU	Description: TWO BENCH IRR SOUTH SPECIAL	RMV: 9120	Exception: Y	N	
Adjustment(s):	GSOIL, IRR, WASTE	Fire Patrol:	Description:			
Comments: Liability year - 2009 / 09-10: HOMESITE GONE, MOVE TO 2 BENCH IRR// 99-2000: CHG OF ONE ACRE FROM WASTE TO MKT.						

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1	Code Area: 14530	Stat Class: 316	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 9600	% Complete: 100			
Desc: Arenas (HA)	Dimensions: 120x80	RMV: 61500							
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Horse Arena	4	Finished	9600	0	0	1998	1998	FAIR ✓	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 2	Code Area: 14530	Stat Class: 351	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 4320	% Complete: 100			
Desc: General Purpose Building (GB)	Dimensions: 120x36	RMV: 55290							
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
General Purpose Bldg	6	Finished	4320	0	0	1998	1998	AVG Fair ✓	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 3	Code Area: 14530	Stat Class: 353	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 1440	% Complete: 100			
Desc: Machine Shed (MS)	Dimensions: 48x30	RMV: 17860							
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0				
Floors									
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	5	Finished	1440	0	HB-1	1998	1998	BTH - 1, FAIR ✓	

Accessories

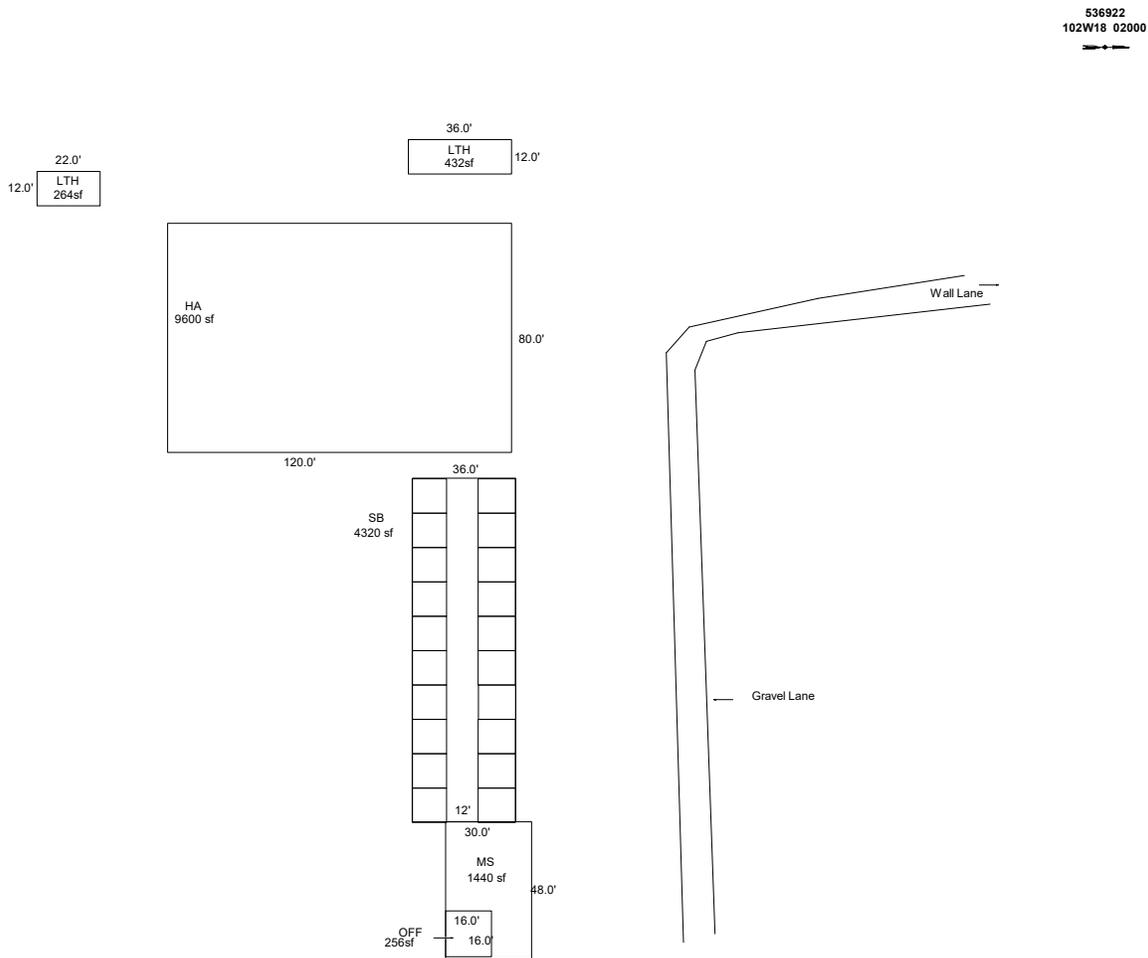
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
FINISHED OFFICE IN A FARM BUILDING	5	256	2009	6221	0	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536922 Parcel No.: 102W18 02000
 Property Address:
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTH	1.0	264.0	68.0	696.0
	LTH	1.0	432.0	96.0	
OTH	OFF	1.0	256.0	64.0	
	HC	1.0	1440.0	156.0	
	S	1.0	156.0	50.0	
	S	1.0	156.0	50.0	
	S	1.0	156.0	50.0	
	S	1.0	156.0	50.0	
	S	1.0	156.0	50.0	
	S	1.0	156.0	50.0	
	S	1.0	156.0	50.0	
	S	1.0	144.0	48.0	
	S	1.0	144.0	48.0	
	S	1.0	144.0	48.0	
	S	1.0	144.0	48.0	
	10 addl items				
	Net BUILDING	cnt	2 (rounded)		696

COMMENT TABLE 1

Apex by JA 3/24/09
 Updated to chg MP to Off and SB to GB & HC to MS 5/27
 UPDATED BY CLOBERG 07/29/25

COMMENT TABLE 2

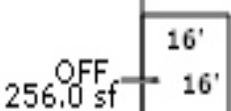
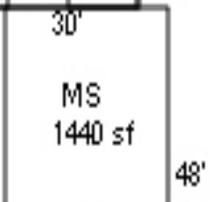
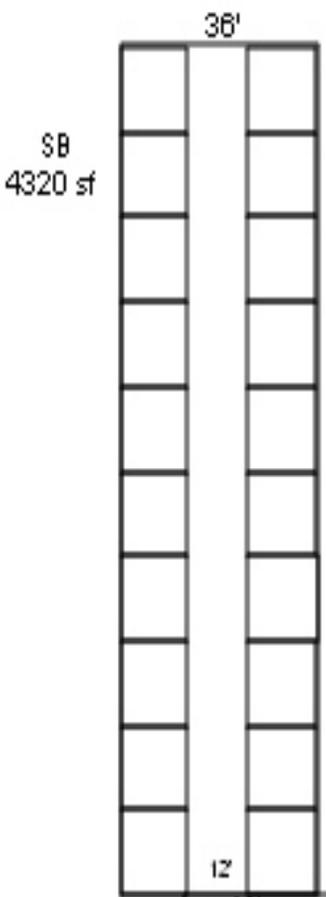
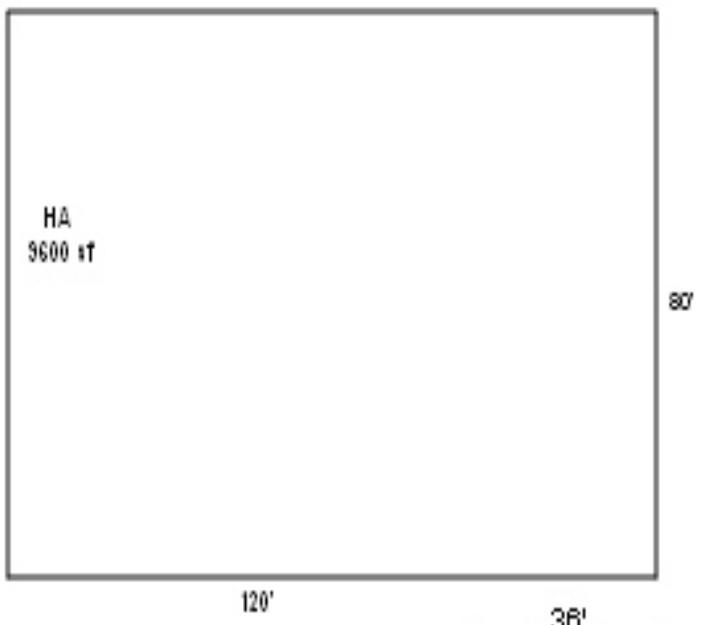
MDL 06/05/25

COMMENT TABLE 3

CYCLE L3

LT/4 12 N/V
22

LT/4 12 N/V
36



R36922
102W18 02000
N

