

Summary

Lead Appr: WW 11/18 Clerk: Lead Clerk: Appr: Print Date: 9/26/2025

Acct ID: 540127 MTL: 084E310000100 Date: 11-13-25 Appr: CLU Prop Class: 641 RMV Prop Class: 501
Situs: MaSaNh: 01 06 000 Unit: 43833 Year: 2025

Last Date Appraised: 07/02/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: 2026 - FARM/FOREST MAIN TENN. E/MOTATION (Condition)

Owner: ELKHORN CORP Last Sales Date: Roll Type: R

Cycle: Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 772381

RMV Land: 1471080 RMV Imp: 1227660 RMV Total: 2698740 MAV: 632400 MSAV: 90631 SAV: 173599

Comment: 25-26 L4 7/2/25 CLUKE
25-26 L4 6/16/25 CLUKE
25-26 L2 1/15/25 CLUKE
24-25 L2 1/8/24 CLUKE
23-24: L2 1/13/23 CLUKE
22-23: L2 CL 12/6/21
LEVEL 4 2.2.21 WV06//

MAJOR NOTED CHANGES BELOW

OSDs

Count	Code	Description	RMV	Code Area	Exception
6	MKTN	OSD - NO LANDSCAPE	35000	56540	0
2	SAN	SA OSD - NO LANDSCAPE	35000	56540	0

Land

Site: 1 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 4HD Value Source: Forest Homesite Description: FOUR HILL DRY RMV: 133750 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 2009

21-22: PER #06 DEL 3 OSD// 20-21: PER #94 REMOVE TREED ADJ / 17-18: #36 CYCLE WORK, NO CHG

Site: 2 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 5350 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments:

Site: 3 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 5350 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 24-25: Per CL this homesite should remain at market
22-23 CHG TO 3 AC RUR REST FROM 3 MARKET HOMESITES

Site: 4 Code Area: 56540 Size: 0.80 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 4280 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1978 / 17-18: #36 CYCLE WORK, NO CHG / 12900000: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION /03-04: REAPPRAISAL

Site: 5 Code Area: 56540 Size: 59.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLE Value Source: Designated Forest Land Description: DFL Class E RMV: 315650 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1978 / 12900000: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Site: 6 Code Area: 56000 Size: 80.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLE Value Source: Designated Forest Land Description: DFL Class E RMV: 428000 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1978 / 12900000: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION

Site: 7 Code Area: 56000 Size: 80.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: FTLD Value Source: Designated Forest Land Description: DFL Class D RMV: 428000 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: Liability year - 1978 / 17-18: #36 CYCLE WORK, NO CHG / 12900000: 01-02; UPDATED MARKET VALUE REFLECTING PART TOTAL INFORMATION /03-04: REAPPRAISAL

Site: 8 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 5350 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 24-25: Per CL this homesite should remain at market
22-23 CHG TO 3 AC RUR REST FROM 3 MARKET HOMESITES

Site: 9 Code Area: 56540 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 4HD Value Source: Market Homesite Description: FOUR HILL DRY RMV: 5350 Exception: Y N
Adjustment(s): H2OGR Fire Patrol: SA004 Description: FIRE PATROL
Comments: 24-25: Per CL this homesite should remain at market
22-23 CHG TO 3 AC RUR REST FROM 3 MARKET HOMESITES

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 56540 Stat Class: 132 Year Blt: 1967 Eff Year Blt: 1967 Sq.Ft: 1080 % Complete: 100.00

Res #4

Desc: Multi Story above grade

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Dimensions:

RMV: 130070

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3	Finished	720	2	FB-1	1967	1967	KIT-, HVAC, ROOF, BATH - 1	Y N
Attic	3	Finished	360	0	0	1967	1967	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
DECK	3	416	1977	7047	1	Y N

Bldg: 2 Code Area: 56540 Stat Class: 132 Year Blt: 1976 Eff Year Blt: 2011 Sq.Ft: 948 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 158130
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Res #2

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3	Finished	576	0	FB-1	1976	2011	KIT-, FP - 1, HVAC, ROOF, BATH - 1	Y N
Attic	3	Finished	372	1	0	1976	2011	HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
DECK	3	288	2011	5956	1	Y N

Bldg: 3 Code Area: 56540 Stat Class: 141 - Year Blt: 2021 Eff Year Blt: 2021 Sq.Ft: 1120 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 218920
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Res 1 CAROLAN'S HOUSE

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4 -	Finished	1120	2	FB-2	2021	2021	KIT-, BATH+, HVAC, ROOF, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS FAIR	4	0	2021	19067	1	Y N

Bldg: 4 Code Area: 56540 Stat Class: 142 - Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 1732 % Complete: 100.00
 Desc: Multi Story above grade Dimensions: RMV: 296580
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Res #3

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4 -	Finished	1140	2	FB-1	2022	2022	ROOF, KIT, HVAC, BATH - 1	Y N
Second Floor	4 -	Finished	592	1	FB-1	2022	2022	BATH - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
YARD IMPROVEMENTS FAIR	4	0	2022	19067	1	Y N

Bldg: 5 Code Area: 56540 Stat Class: 133 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 442 % Complete: 80.00
 Desc: One Story with basement Dimensions: RMV: 116540
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 10560 Adjust: Adjust RMV: 0

Res #6

80 90

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	3	Finished	442	0	FB-1	2022	2022	ROOF, BATH - 1, HVAC, KIT-	Y N
Garage Basement	3	Finished	442	0	0	2022	2022		Y N

Accessories

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

Bldg: 7 Code Area: 56540 Stat Class: 143 Year Blt: 2023 Eff Year Blt: 2023 Sq.Ft: 2240 % Complete: 70.00
 Desc: One Story with basement Dimensions: RMV: 300470
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 38790 Adjust: Adjust RMV: 0

Res #5

80 90

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4	Finished	1120	2	FB-1	2023	2023	HVAC, KIT, BATH - 1, FP - 1, ROOF	Y N
Basement	4	Finished	1120	1	FB-1	2023	2023	HVAC, BATH - 1, KIT-	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
YARD IMPROVEMENTS AVERAGE	4	0	2023	22470	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 6 Code Area: 56540 Stat Class: 341 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 144 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: RMV: 6950
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
Multi-Purpose Bldg	6	Finished	144	0	0	2022	2022	FAIR	Exception: Y N

Accessories

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

Farm Notes

2025FARM

1/15/25: Inspected by CL L2 during tags, check for replanting progress 5/1/25

6/16/25: INSPECTED BY CL L4 FOREST A LOT REPLANTED SOME REPROD STILL CLEANING UP DAMAGED AREAS RETAG 5/1/26

Res #5

Percent Complete Form

Account # 540127

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	16%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%	55%	3%	65%
3%		3%		2%	
2%	80%	2%	60%	1%	70%
		1%		1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%	95%	2%	85%	2%	85%
2%		2%		3%	
3%		7%		90%	
2%	100%	7%	95%	6%	95%
		2%	100%	2%	100%
		1%		1%	

APPR CVK Date 1-8-24 YR For 24-25 % COMP 55
 APPR CVK Date 1-15-25 YR For 25-26 % COMP 70
 APPR CVK Date 11-13-25 YR For 26-27 % COMP 80 Revised
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

RES #6

Account # **540127**

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%		3%		3%	
2%	0%	2%	0%	4%	0%
3%		3%		10%	
35%	45%	14%	20%	10%	35%
8%	50%	7%	30%	7%	40%
7%	60%	7%	35%	7%	45%
7%	65%	7%	45%	6%	55%
5%	70%	5%	50%	5%	60%
4%	75%	4%		3%	
3%		3%		2%	
2%		2%	55%	1%	65%
	80%	1%	60%	1%	
3%		3%		2%	
5%	85%	5%	65%	4%	70%
2%	90%	2%	70%	2%	75%
2%		2%		2%	
		6%	75%	5%	80%
2%		3%	80%	2%	
2%	95%	4%	85%	3%	85%
3%		7%	90%	6%	90%
2%	100%	7%	95%	6%	95%
		2%		2%	
		1%	100%	1%	100%

APPR Date **1-8-24** YR For **24-25** % COMP **65**
 APPR Date **1-15-25** YR For **25-26** % COMP **80**
 APPR Date **11-13-25** YR For **26-27** % COMP **90**
 APPR Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

