

Parcel ID: 2GLENW 000023 000000 (CARD 1 of 1)  
 Owner: YOUNGS KEVIN M REBECCA L  
 Location: 46 PICKERING RD  
 Acres: 5.880

General

Valuation		Listing History		Districts	
Building Value:	\$307,600	List Date	Lister	District	% In Dist.
Features:	\$14,900	09/06/2022	CRHC	UTIL-ALL OTHERS	100
Taxable Land:	\$166,000	10/23/2017	DWHC	NOCO & KEAR	000
Card Value:	\$488,500	10/19/2011	CMFR	NOCO & INTER	000
Parcel Value:	\$488,500	05/03/2011	DJRM	LOW BART WATER	000
		02/11/1993	MEAS	UTILIES W/O	000

Notes: 2/7/00 VOL MERGE W/22 ADDED 2 25A = 5 58A TOTAL; NO INTENTION OF TAKING TREES DOWN;

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2024	\$307,600	\$14,900	\$166,000	Cost Valuation	\$488,500
2023	\$307,600	\$14,900	\$166,000	Cost Valuation	\$488,500
2022	\$307,600	\$14,900	\$166,000	Cost Valuation	\$488,500
2021	\$129,900	\$14,900	\$109,600	Cost Valuation	\$254,400
2020	\$129,900	\$14,900	\$109,600	Cost Valuation	\$254,400
2019	\$129,900	\$14,900	\$109,600	Cost Valuation	\$254,400
2018	\$129,900	\$14,900	\$109,600	Cost Valuation	\$254,400
2017	\$129,900	\$14,900	\$109,600	Cost Valuation	\$254,400
2016	\$140,000	\$11,200	\$78,400	Cost Valuation	\$229,600
2015	\$140,000	\$11,200	\$78,400	Cost Valuation	\$229,600
2014	\$140,000	\$11,200	\$78,400	Cost Valuation	\$229,600
2013	\$140,000	\$11,200	\$78,400	Cost Valuation	\$229,600
2012	\$140,000	\$11,200	\$78,400	Cost Valuation	\$229,600
2011	\$140,000	\$11,200	\$78,400	Cost Valuation	\$229,600
2010	\$149,800	\$11,600	\$97,100	Cost Valuation	\$258,500

Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
08/25/2023	IMPROVED	YES	\$618,000	ZEPP JUNIOR/SHIRLEY	3736	535

Land

Size: 5.580 Ac. Site: AVERAGE

**Zone:** 05 - TOWN RES DIST A  
**Neighborhood:** AVG + 80  
**Land Use:** 1F RES  
**Driveway:** GRAVEL/DIRT  
**Road:** PAVED  
**Taxable Value:** \$166,000

Land Type	Units	Base Rate	NC	Adj	Sts	Road	Dway	Topo	Cond	SPI	R	Tax Value	Notes
1F RES	0.880 AC	75,000	I	1.40	100	100	100	90 ROLLING	100	0	N	94,500	
1F RES	2.000 AC	22,000	X	100	0	0	0	90 ROLLING	100	0	N	39,600	
1F RES	2.800 AC	22,000	X	100	0	0	0	50 SEVERE	100	0	N	31,900	

**Building**

**1.75 STORY FRAME SALTBOX Built In 1982**

<b>Roof:</b> SALT BOX	<b>Bedrooms:</b> 2	<b>Quality:</b> AVG+10
PREFAB METALS	<b>Bathrooms:</b> 1.0	<b>Size Adj.</b> 0.9300
<b>Exterior:</b> VINYL SIDING	<b>Extra Kitchens:</b> 0	<b>Base Rate:</b> 240.00
<b>Interior:</b> DRYWALL	<b>Fireplaces:</b> 0	<b>Building Rate:</b> 0.9526
<b>Flooring:</b> CARPET	<b>Generators:</b> 0	<b>Sq. Foot Cost:</b> 229.63
<b>Heat:</b> GAS	<b>AC:</b> NO	<b>Effective Area:</b> 1,818
HOT WATER		<b>Gross Living Area:</b> 1,729
	<b>Cost New:</b> \$415,649	

Depreciation	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
Normal GOOD 26%	0%	0%	0%	0%	26%	\$307,600

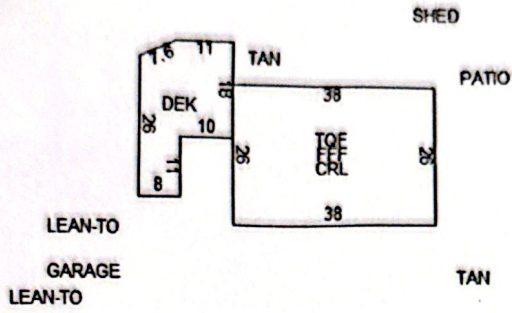
**Features**

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
GARAGE-1 STY	528	22 x 24	90	30.00	75	\$10,692	
LEAN-TO	200	10 x 20	140	4.00	75	\$840	
LEAN-TO	132	6 x 22	181	4.00	75	\$717	
SHED-WOOD	144	12 x 12	171	10.00	75	\$1,847	
PATIO	120	10 x 12	193	7.00	50	\$811	
<b>Total:</b>						<b>\$14,900</b>	

**Photo**



Sketch



Code	Description	Area	Eff Area	GL Area
TOF	3/4 STRY FIN	988	741	741
FFF	FST FLR FIN	988	988	988
CRL	CRAWL SPACE	988	49	0
DEK	DECK/ENTRANCE	402	40	0
<b>Totals</b>			<b>1,818</b>	<b>1,729</b>

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