



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,871	100	2024	2,871	359,463
FGR	730	55	2024	402	50,333
FOP	138	30	2024	41	5,133
FOP	498	30	2024	149	18,655
TOTALS	4,237			3,463	433,584

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,463	114.0720	127.76	442,433	2023	2023	0	0	0	98.00
1 SINGLE FAM 100% - 2024				Heated Area: 2871				HX Base Yr 2024			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0	100	30	50	UT	15.00	15.00	100	2023
2	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2024
3	0169	FENCE/WOOD	0	100	0	0	UT	2,500.00	2,500.00	100	2025
TOTAL OB/XF 27,760											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT	1.00
2	0000	C	VAC RES	100		PRD	0.00	0.00	0.75	LT	1.00

TOTAL OB/XF												27,760	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00			
PRD	0.00	0.00	0.75	LT		1.00	1.00	1.00	35,000.00	35,000.00			
Total Acres: 1.71			Total Land Value: 61,250					Market: 0		Agricultural: 0			

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET	
TOTAL MARKET VALUE		SOH/AGL Deduction		ASSESSED VALUE	
TOTAL EXEMPTION VALUE		HX HB VX		BASE TAXABLE VALUE	
TOTAL JUST VALUE		NCON VALUE		INCOME VALUE	
PREVIOUS YEAR MKT VALUE				527,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047458	Solar Power Syste	43,676	06/14/2023
000043182	New Residential C	404,000	11/16/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1422/0033	10/14/2020	WD	Q	V	05
GRANTOR: DAVID F & LINDA WINGA					
GRANTEE: ROBERT M & KIMBERLY					
1165/0915	12/26/2008	WD	Q	V	
GRANTOR: SLATE DEVELOPEMENT LL					
GRANTEE: DAVID F & LINDA WIN					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=10,-15] W19 S39 E18 S2 E20 S4 E13 N4 E17 N2 E7 N35 W20 N4 W6 W12 S7 W18 N7 \$											
FGR=[YR=2024;ORIG=66,-40] W26 S25 E6 S4 E20 N29 \$											
FOP=[YR=2024;ORIG=40,-27] W31 S12 E1 S7 E18 N7 E12 N12 \$											
FOP=[YR=2024;ORIG=29,26] W20 S6 E13 S2 E8 N4 W1 N4 \$											