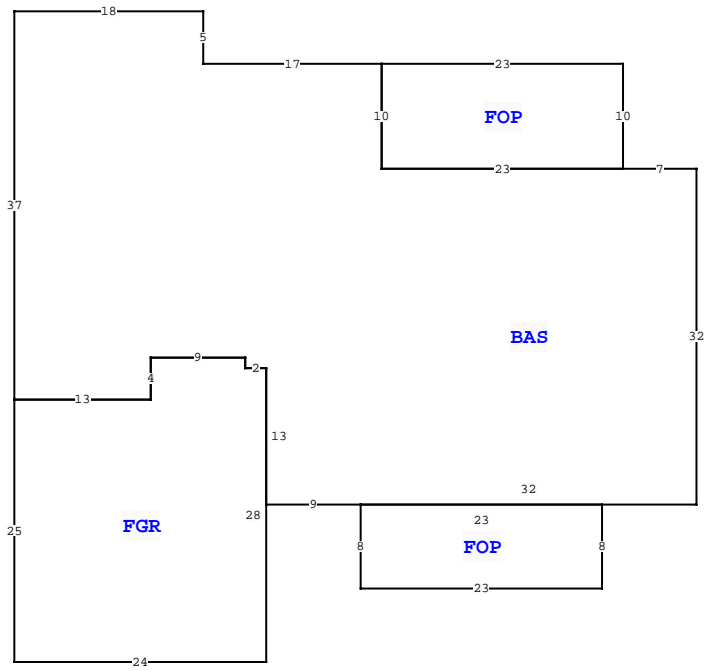


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	04	04	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,238	100	
FGR	642	55	
FOP	184	30	
FOP	230	30	
TOTALS	3,294		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,715	147.0392	164.68	447,106		2020		0	0	1	4.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2238 HX Base Yr 2022												



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		424,751
TOTAL MARKET OB/XF VALUE		20,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		500,051
SOH/AGL Deduction		58,750
ASSESSED VALUE		441,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		390,579
TOTAL JUST VALUE		500,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045534	Storage Building	13,830	09/22/2022
38985	SFR	0	12/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1758	7/28/2021	WD	Q	I	01	450,000

GRANTOR: LEV JOANN T
GRANTEE: KENNINGTON KEVIN L
1390/2734 7/10/2019 WD U V 11 0
GRANTOR: COLUMBIA BANK
GRANTEE: JOANN T LEV & WILLI

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	2,000	
2	0040	BARN, POLE	0	100	40	60	1.00	UT	15,500.00	100	2023	2022		100	15,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	100	2023	2022		100	2,800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BAS= W7 FOP= N10 W23 S10 E23\$ W23 N10 W17 N5 W18 S37 FGR= S25 E24 N28 W2 N1 W9 S4 W13\$ E13 N4 E9 S1 E2 S13 E9 FOP= S8 E23 N8 W23\$ E32 N32 \$.	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							