

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0300	01	2,528	118.4400	144.50	365,296	1988	1988	0	0	0	37.00	63.00		
1 SFR PILING 0% - 2023 Heated Area: 1906 HX Base Yr														

DOR CODE 0100 SINGLE FAMILY					
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC 100000.01 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	118,892
FUS	600	100		600	54,621
UOP	176	20		35	3,187
UOP	496	20		99	9,013
UOP	500	20		100	9,104
UST	48	45		22	2,003
UST	195	45		88	8,011
UST	617	45		278	25,308
TOTALS	3,938			2,528	230,136

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	0084	DOCK-RIVER	0	0	0	0	805.00	UT	14.50	14.50	100	2006	2006	3	40	4,669	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION														TOTAL OB/XF 5,969										
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	0132	C	SFR RIVER	0		A-1	78.00	583.00	77.98	FF		1.00	1.00	1.00	1,200.00	1,200.00	93,576							

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VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				230,136	
TOTAL MARKET OB/XF VALUE				5,969	
TOTAL LAND VALUE - MARKET				93,576	
TOTAL MARKET VALUE				329,681	
SOH/AGL Deduction				0	
ASSESSED VALUE				329,681	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				329,681	
TOTAL JUST VALUE				329,681	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				333,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0492	8/18/1987	WD	Q	V		34,000

GRANTOR: THREE RIVERS EST
GRANTEE: ARNETT CHARLES E &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=-28,30] S24 S22 E28 N12 E2 N9 W2 N25 W28 \$	
UST=[ORIG=58,-27] N19 W28 S23 E15 S1 E5 N5 E8 \$	
FUS=[ORIG=0,-30] N30 W20 S30 E20 \$	
UOP=[ORIG=0,0] W4 S20 W24 S10 E28 S25 E4 N35 W4 N20 \$	
UOP=[ORIG=30,0] E28 N27 W8 S4 W5 S12 W15 S11 \$	
UST=[ORIG=45,-23] N1 W15 S13 E15 N12 \$	
UOP=[ORIG=-28,54] W8 S22 E8 N22 \$	
UST=[ORIG=-36,54] W8 S6 E8 N6 \$	