

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	2.	2.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,628	100	
FOP	588	30	
UGR	2,628	45	
UOP	324	20	
TOTALS	6,168		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2007								
Heated Area: 2628						HX Base Yr 2007					

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	379,057		
TOTAL MARKET OB/XF VALUE	8,900		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	462,957		
SOH/AGL Deduction	197,196		
ASSESSED VALUE	265,761		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	214,350		
TOTAL JUST VALUE	462,957		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	462,957		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24624	ADDN SFR	275	06/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0952	2/16/2006	WD Q	Q	I		170,000
GRANTOR: MARGARET W KINARD						
GRANTEE: PAUL P & ANN BARCIA						
1074/0950	2/14/2006	WD Q	Q	V	06	100
GRANTOR: NEIL G KINARD & SHANN						
GRANTEE: MARGARET W KINARD						

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	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00		0	3	100	100			
2	0166	CONC, PAVMT	0	100	0	0			4,400.00	UT	2.00		100	2015	2015	3	100	8,800	

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
INC DATE			
AG DATE			
05/13/2025 MLU			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] N73 W36 S73 E36 \$			
UGR=[ORIG=50,-30] N73 W36 S73 E36 \$			
FOP=[ORIG=0,-73] N9 W42 S44 E6 N35 E36 \$			
UOP=[ORIG=50,-103] N9 W36 S9 E36 \$			

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	DPH 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	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							