

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame		N/A 100	
Stories	1.	1. 100	
Architctual Units	05	CONV 100	0 100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.09	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	236	100	
UCP	1,104	20	
TOTALS	1,340		457
			25,415

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STRG/CONV	0%	- 0								

Heated Area: 236 HX Base Yr

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				25,415		
TOTAL MARKET OB/XF VALUE				21,550		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				76,965		
SOH/AGL Deduction				15,548		
ASSESSED VALUE				61,417		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				61,417		
TOTAL JUST VALUE				76,965		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				69,834		
LAND:1:1: LOW LOT						
SALE:1:1: LOT 29 UNIT 9 THREE RIVERS ESTATES.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
29886	TR/TRAILER	189	01/19/2012			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/1976	7/08/2011	WD	Q	V	01	7,000
GRANTOR: NEWELL O WRIGHT & BET						
GRANTEE: DAN ACKERSON						
0951/0214	4/10/2002	WD	P	V	99	4,500
GRANTOR: SHELLY AKA SHELBLY WO						
GRANTEE: NEWELL O WRIGHT & B						
BLD DATE						LGL DATE
XF DATE						LAND DATE
INC DATE						AG DATE
						04/14/2026 MLU
BUILDING NOTES						
BUILDING DIMENSIONS						
UCP= W16 N12 W20 S22 BAS= W16 S17 E4 N3 E12 N14\$ S14 E36 N24\$.						

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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9910	RV SITE/RE	0	0	0	3.00	UT	2,000.00	2,000.00	100	2016	2016	3	100	6,000	
5	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
6	0296	SHED METAL	0	0	0	3.00	UT	1,150.00	1,150.00	100	2016	2016	3	100	3,450	

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	0100	C	SFR	0		A-1	89.00	0.00	1.00	LT		1.00	1.00	1.25	24,000.00	30,000.00	30,000							