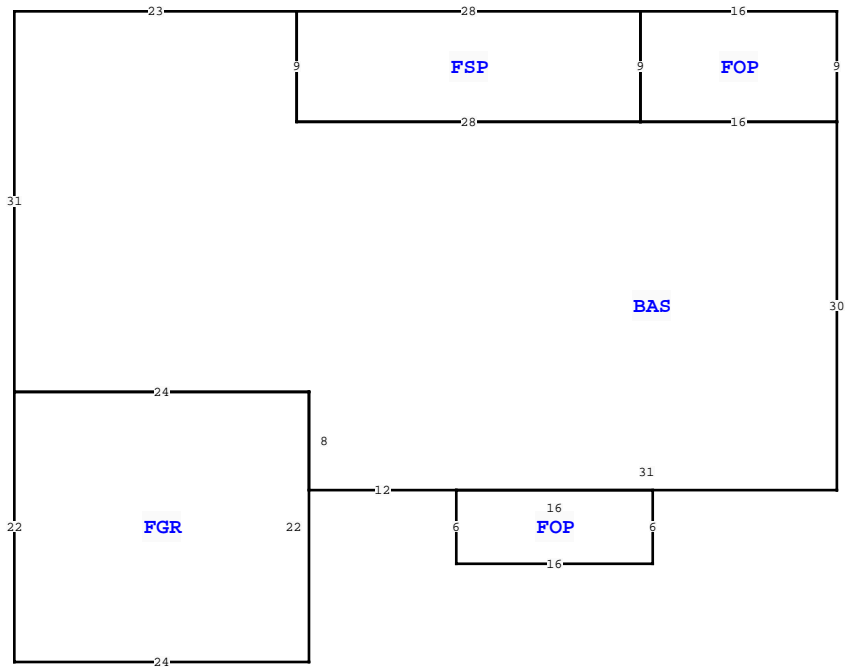


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 70	
Exterior Wall	32	HARDIE BRD 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	03	MASONRY 100	
Stories	1.	1. 100	
Architectual	05	CONV 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	02
NEIGHBORHOOD/LOC	100000.14	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,025	100	
FGR	528	55	
FOP	96	30	
FOP	144	30	
FSP	252	40	
TOTALS	3,045		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,488	127.0815	142.33	354,117	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2019 Heated Area: 2025 HX Base Yr 2019											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		286,835
TOTAL MARKET OB/XF VALUE		23,964
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		346,799
SOH/AGL Deduction		103,573
ASSESSED VALUE		243,226
TOTAL EXEMPTION VALUE	HX HB 13	243,226
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		346,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043637	Swimming Pool and	23,000	02/02/2022
24035	SFR	603	01/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/2347	8/01/2018	WD Q	Q	I	01	239,000
GRANTOR: PAMELA E CURTIS OHL						
GRANTEE: GARRY L & CHLOIE P						
1206/1048	11/15/2010	WD U	U	I	11	100
GRANTOR: PAMELA E CURTIS						
GRANTEE: PAMELA E CURTIS & L						

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	0031	BARN,MT AE	0	100	24	24	UT		12.00	75	2006	2006	3	75	5,184	
2	0166	CONC,PAVMT	0	100	0	0	UT	2.50	2.50	100	2006	2006	3	100	3,160	
3	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	100	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	2,600	
6	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	500	
7	0031	BARN,MT AE	0	100	18	20	UT	12.00	12.00	75	2015	2015	3	75	3,240	
8	0280	POOL R/CON	0	100	8	15	UT	70.00	70.00	100	2023	2022		95	7,980	

TOTAL OB/XF												23,964				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						04/14/2026	MLU									

BUILDING NOTES											
BAS= W23 S31 FGR= S22 E24 N22 W24\$ E24 S8 E12 FOP= S6 E16 N6 W16\$ E31 N30 FOP= N9 W16 S9 E16\$ W16 FSP= N9 W28 S9 E28\$ W28 N9\$.											

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	100		A-1	144.00	195.00	1.00	LT		1.00	1.00	0.75	24,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.75	24,000.00	18,000.00	18,000							