

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST PANEL	50		
Interior Floor	12	HARDWOOD	80		
Interior Floor	14	CARPET	20		
Ceiling	02	F.NOT SUS	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		15	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		12	100		
Stories	1.5	1.5	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	1700	OFFICE BLD	1STY		
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	850317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,879	100		2,879	114,037
FOP	425	30		128	5,070
FSP	104	40		42	1,664
FUS	1,577	100		1,577	62,465
TOTALS	4,985			4,626	183,236

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 2023								
Heated Area: 4456						HX Base Yr					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			229,758
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			28,875
TOTAL MARKET VALUE			259,033
SOH/AGL Deduction			0
ASSESSED VALUE			259,033
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			259,033
TOTAL JUST VALUE			259,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0430	REPLACING VINYL S		06/28/2021
1903	MAINT/ALTR	75	10/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/898	3/18/2022	WD	U	I	30	340,000

GRANTOR: THOMAS DUANE E
GRANTEE: THE LAW OFFICES OF
1199/1918 4/01/2010 WD U I 11 100
GRANTOR: DUANE E & KAREN K THO
GRANTEE: DUANE THOMAS

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	0166	CONC,PAVMT	0	0	0	0		0.00	100	2003	2003	3	100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W4 FSP= N7 W16 S6 E8 S1 E8\$ W8 N1 W38 S28 E7 S30 E9 S1 E6 S4 E6 N4 E6 N14E7 S7 E5 S4 E6 N4 E5 N7 E1 FOP= E9 S17 W33 N17 E7 S7 E5 S4 E6 N4 E5 N7 E1\$ N6 E5 N6W5N7 W1 N7 W7 N18\$ PTR=E30 FUS= E49 S7 E5 S6 W5 S6 W1 S7W14 S7 W7 S1 W6 S4 W6 N4 W6 N1W9 N33\$ W30\$.	

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	1900	C	PROF BLDG	0		*CG	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	2.75	2.75	28,875							

