

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,272	100	2026
FOP	96	30	2026
FOP	120	30	2026
FSP	48	40	2026
TOTALS	1,536		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026	128.80	174,653	2025	2025	0	0	0.00	100.00	

Heated Area: 1272 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			174,653
TOTAL MARKET OB/XF VALUE			1,296
TOTAL LAND VALUE - MARKET			6,333
TOTAL MARKET VALUE			182,282
SOH/AGL Deduction			0
ASSESSED VALUE			182,282
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			182,282
TOTAL JUST VALUE			182,282
NCON VALUE			175,949
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			6,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/191	5/21/2024	WD	Q	V	04	22,500
GRANTOR: RICHARDSON ANTHONY						
GRANTEE: TWENTYEIGHT FOURTEE						
1464/904	4/13/2022	WD	Q	V	01	16,000
GRANTOR: MT LAND VENTURES, LLC						
GRANTEE: RICHARDSON ANTHONY						

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
1	0166	CONC,PAVMT	0	0	12 36		3.00	3.00	100	2026	2025	100

BUILDING NOTES			

BUILDING DIMENSIONS			
FOP=[YR=2026;ORIG=-97,16] E16 S6 W16 N6 \$			
FSP=[YR=2026;ORIG=-89,-32] E8 S6 W8 N6 \$			
BAS=[YR=2026;ORIG=-81,-26] W28 S50 E12 N8 E16 N42 \$			
POP=[YR=2026;ORIG=-109,-32] E20 S6 W20 N6 \$			

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		*RSF-	190.00	100.00	6,333.00	SF		1.00	1.00	1.00	1.00	1.00	6,333								