



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	06	BD/BATTEN	10		
Roof Structure		N/A	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	03	PLASTER	90		
Interior Wall	04	PLYWOOD	10		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural	05	CONV	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	06		
NEIGHBORHOOD/LOC	860317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,301	100		2,301	171,237
BAS	550	100	1930	550	40,931
FOP	60	30		18	1,340
UDG	550	55	1930	302	22,474
TOTALS	3,461			3,171	235,981

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,171	102.2200	114.49	363,048	1927	1980	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2851 HX Base Yr

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VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			235,981
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			261,181
SOH/AGL Deduction			0
ASSESSED VALUE			261,181
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			261,181
TOTAL JUST VALUE			261,181
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047538	Roof Replacement	17,351	06/23/2023
1240	ADDN SFR	250	05/21/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/2565	6/22/2021	WD	Q	I	01	200,000
GRANTOR: OLIN JAMES						
GRANTEE: CHAPMAN ANDREA						
1148/2265	4/21/2008	WD	Q	I		179,000
GRANTOR: ROBERT & GLENDA REED						
GRANTEE: CONFIDENTIAL						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	LAND DATE	AG DATE
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	200			05/12/2026	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W30 S65 E19 E26 N17 W12 N32 W3 N16 \$									
FOP=[ORIG=-11,65] S6 E10 N6 W10 \$									
BAS=[YR=1930;ORIG=40,0] S22 E25 N22 W25 \$									
UDG=[YR=1930;ORIG=40,30] S22 E25 N22 W25 \$									

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	DPHT 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		00	0.00	0.00	17,500.00	SF		1.00	1.00	1.00	1.25	1.25	21,875							
2	0000	C	VAC RES	0		00	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	1.25	1.25	3,125							