

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0800MULTI-FAM <10	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,950	100
FOP	35	30
FST	15	55
FST	15	55
TOTALS	2,120	2,006

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLEX	0%	- 2026	116.8650	199,276	2025	2025	0	0	0.00	100.00

Heated Area: 1950 HX Base Yr

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VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		199,276	
TOTAL MARKET OB/XF VALUE		3,060	
TOTAL LAND VALUE - MARKET		24,392	
TOTAL MARKET VALUE		226,728	
SOH/AGL Deduction		0	
ASSESSED VALUE		226,728	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		226,728	
TOTAL JUST VALUE		226,728	
NCON VALUE		202,336	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		24,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2293	4/30/2024	WD	Q	V	01	35,000

GRANTOR: BLUE ROOF RENTAL LLC  
GRANTEE: ABEK PROPERTIES LLC

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	3.00	3.00	100	2026	2025		100	3,060	

TOTAL OB/XF												3,060			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=10,10] S36 E50 N36 W10 N5 W30 S5 W10 \$											
FOP=[YR=2026;ORIG=17,46] S5 E7 N5 W7 \$											
FOP=[YR=2026;ORIG=46,46] S5 E7 N5 W7 \$											
FOP=[YR=2026;ORIG=53,5] S5 E7 N5 W7 \$											
FOP=[YR=2026;ORIG=10,5] S5 E7 N5 W7 \$											
FST=[YR=2026;ORIG=50,5] S5 E3 N5 W3 \$											
FST=[YR=2026;ORIG=17,5] S5 E3 N5 W3 \$											

LAND DESCRIPTION												TOTAL OB/XF												3,060			
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	0800	C	MULTI-FAM	0		RSF	1100.00	98.00	9,757.00	SF		1.00	1.00	1.00	2.50	2.50	24,392										