

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 90	
Exterior Wall	32	HARDIE BRD 10	
Roof Structure	08	IRREGULAR 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		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 100	0 100
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0400 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,788	100	
FOP	260	25	
FOP	25	30	
FOP	64	30	
FSP	152	40	
TOTALS	2,289		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 1788 HX Base Yr 2024											

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			252,282
TOTAL MARKET OB/XF VALUE			12,364
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			296,646
SOH/AGL Deduction			14,693
ASSESSED VALUE			281,953
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			230,542
TOTAL JUST VALUE			296,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054481	Storage Building	23,100	02/12/2026
000054333	Right-of-Way Acce		10/28/2025
30108	ADDN SFR	95	04/26/2012
9575	SFR	305	04/05/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/28	7/17/2023	WD	Q	I	01	359,900
GRANTOR: EMERY PATRICK D						
GRANTEE: FLEMING BARRY C						
1374/0242	11/30/2018	WD	Q	I	01	209,500
GRANTOR: BRIAN CANNON						
GRANTEE: PATRICK D & ASHLEY						

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	100	0	0			174.00	UT	2.00				348	
2	0294	SHED WOOD/	0	100	10	12			120.00	UT	7.50				900	
3	0258	PATIO	0	100	20	36			600.00	UT	2.25				1,350	
4	0166	CONC, PAVMT	0	100	12	258			3,096.00	UT	2.25				6,966	
5	0252	LEAN-TO W/	0	100	0	0			1.00	UT	300.00				300	
6	0169	FENCE/WOOD	0	100	0	0			1.00	UT	2,500.00				2,500	
TOTALS															12,364	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							