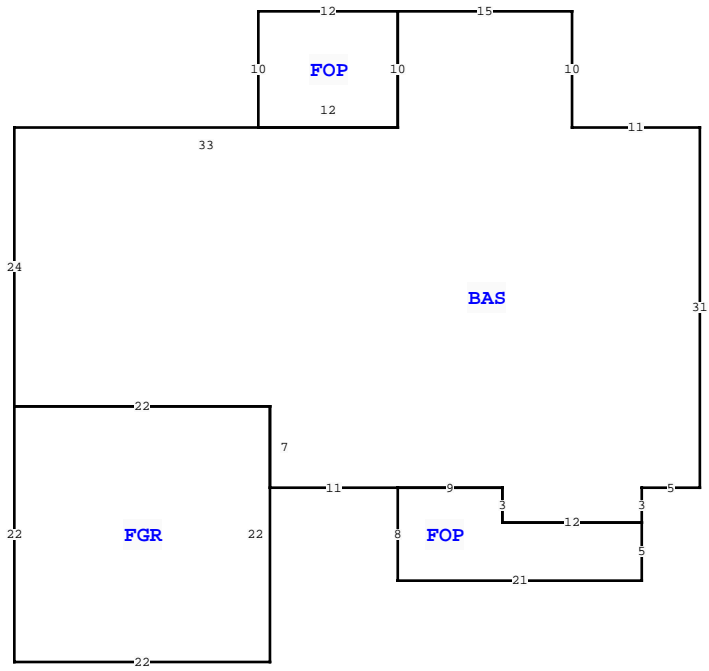


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,861	100	
FGR	484	55	
FOP	120	30	
FOP	132	30	
TOTALS	2,597		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,203	120.7844	135.28	298,022	2019	2019	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1861 HX Base Yr 2020												



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		280,141
TOTAL MARKET OB/XF VALUE		17,862
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		363,003
SOH/AGL Deduction		142,173
ASSESSED VALUE		220,830
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		119,419
TOTAL JUST VALUE		363,003
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37861	STORAGE	175	03/14/2019
37199	MAINT/ALTR	932	09/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1935	5/11/2021	WD	U	I	30	100
GRANTOR: MASON CHARLES A						
GRANTEE: THE TRUST AGREEMENT						
1349/2695	12/15/2017	WD	Q	V	01	30,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES A & KAREN B						

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	3	24	UT	2.25	2.25	100	2019	2019	3	100	162	
2	0031	BARN, MT AE	0	100	24	25	UT	20.00	20.00	100	2019	2019	3	100	12,000	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF												
17,862												

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							