



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,386	92.8872	105.89	252,654	1930	1930	0	0	35.00	65.00



DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	2516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	424	100		424	29,183
BAS	1,839	100		1,839	126,576
FCP	462	25		116	7,984
PTO	144	5		7	482
TOTALS	2,869			2,386	164,225

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,630							

TOTAL OB/XF										3,300													
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,225
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		9,630
TOTAL MARKET VALUE		177,155
SOH/AGL Deduction		7,437
ASSESSED VALUE		169,718
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		169,718
TOTAL JUST VALUE		177,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25244	M H	275	11/20/2006
15006	M H	125	01/28/1999
14127	STORAGE	30	06/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1214	1/27/2026	LE U	I	I	14	100
GRANTOR: GANSKOP JEFFREY L						
GRANTEE: GANSKOP JEFFREY L (						
1278/2652	6/18/2014	WD U	I	I	12	175,000
GRANTOR: GENERATION MORTGAGE C						
GRANTEE: JEFFREY L & LINDA J						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W53 S8 W8 S7 W3 BAS= W24 FCP= W21 S22 E21 N22\$ S18 E20 N2 E4 N16\$ S22 E36 N3 PTO= E12 N12 W12 S12\$ N12 E28 N22\$.