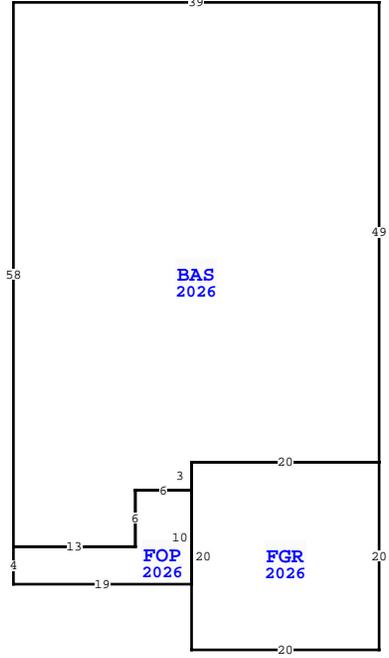


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.0400	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,046	100	2026
FGR	400	55	2026
FOP	112	30	2026
TOTALS	2,558		
			2,300
			335,800

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026	146.00	335,800	2025	2025	0	0	0.00	100.00
Heated Area: 2046 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,800
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		30,800
TOTAL MARKET VALUE		368,040
SOH/AGL Deduction		0
ASSESSED VALUE		368,040
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		368,040
TOTAL JUST VALUE		368,040
NCON VALUE		337,240
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051632	New Residential C	267,000	11/25/2024
000051396	Right-of-Way Acce		11/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1477	8/01/2024	WD Q	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						
1300/0369	8/17/2015	WD U	U	V	30	2,945,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CORNERSTONE HOMES O						

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
1	0166	CONC,PAVMT	0	0	0	0		3.00	100	2026	2025

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/20/2023	MLU	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=-10,-20] W39 S58 E13 N6 E6 N3 E20 N49 \$											
FGR=[YR=2026;ORIG=-30,29] E20 S20 W20 N20 \$											
FOP=[YR=2026;ORIG=-30,32] W6 S6 W13 S4 E19 N10 \$											

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	28,000.00	30,800.00	30,800							