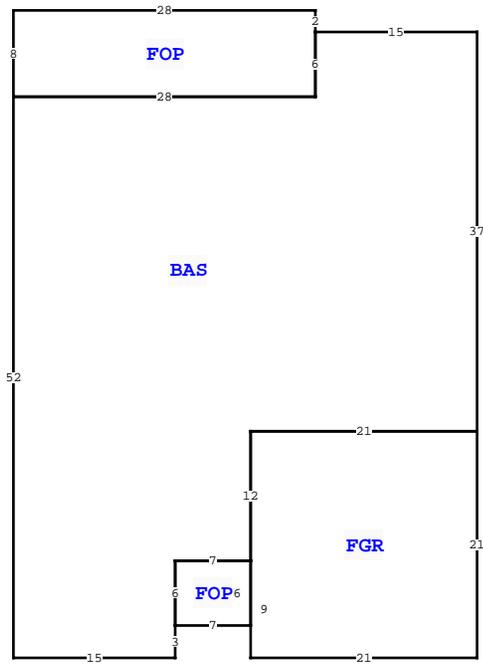


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
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	1,822	100	
FGR	441	55	
FOP	42	30	
FOP	224	30	
TOTALS	2,529		

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%	- 2022								
Heated Area: 1822						HX Base Yr 2022					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		297,865
TOTAL MARKET OB/XF VALUE		1,606
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		337,971
SOH/AGL Deduction		39,090
ASSESSED VALUE		298,881
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		247,470
TOTAL JUST VALUE		337,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35373	SFR	888	06/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/202	4/26/2021	WD Q	Q	I	01	287,000
GRANTOR: BRYAN DERREK & GRANTEE: RAULERSON ERIKA						
1355/1002	3/13/2018	WD Q	Q	I	01	250,000
GRANTOR: THE PRESERVE AT LAURE GRANTEE: DERREK & CAROLINE A						

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	603.00	UT	2.00	2.00	100	2017	2017	3	100	1,206	
2	0296	SHED METAL	0	100	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

BLD DATE		LGL DATE	
04/03/2025	MLU		

BUILDING NOTES	
BAS= W15 FOP= N2 W28 S8 E28 N6\$ S6 W28 S52 E15 N3 FOP= E7 N6 W7 S6\$ N6 E7 FGR= S9 E21 N21 W21 S12\$ N12 E21 N37\$.	

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							