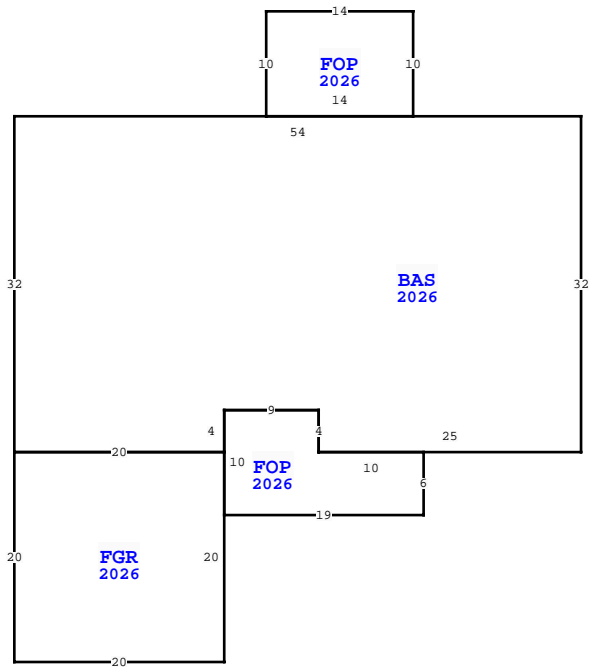


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
2	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
02	02 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	06		
	NEIGHBORHOOD/LOC	3416.0400	1.10/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	2026	1,692	213,598
FGR	400	55	2026	220	27,773
FOP	140	30	2026	42	5,302
FOP	150	30	2026	45	5,681
TOTALS	2,382			1,999	252,354

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,999	102.4650	126.24	252,354	2025	2025	0	0	0.00	100.00
1 SINGLE FAM 100% - 2026 Heated Area: 1692 HX Base Yr 2026											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		252,354
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		292,414
SOH/AGL Deduction		149,277
ASSESSED VALUE		143,137
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,726
TOTAL JUST VALUE		292,414
NCON VALUE		253,914
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051956	New Residential C	278,000	01/02/2025
000051905	Right-of-Way Acce		12/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2430	6/26/2025	WD Q	Q	I	01	382,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RICCIARDI RALPH ANT						
1520/1477	8/01/2024	WD Q	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						

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			3.00	100	2026	2025		100	1,560	

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