

ELEMENT		CD	CONSTRUCTION		
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			4	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Condition Adj	02		02	100	
Kitchen Adjus	01		01	100	
Quality	05		05		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2026	2,076	255,223
FGR	400	55	2026	220	27,047
FOP	156	30	2026	47	5,778
FOP	216	30	2026	65	7,991
TOTALS	2,848			2,408	296,040

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									
			Heated Area: 2076									
			HX Base Yr									

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,040
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		335,800
SOH/AGL Deduction		0
ASSESSED VALUE		335,800
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		335,800
TOTAL JUST VALUE		335,800
NCON VALUE		297,300
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051713	New Residential C	295,000	12/05/2024
000051397	Right-of-Way Acce		11/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/1107	1/14/2026	LE U	V	V	14	100
GRANTOR: WILSON STEVEN SAMUEL						
GRANTEE: WILSON STEVEN SAMUEL						
1558/1105	1/14/2026	LE U	V	V	14	100
GRANTOR: WILSON STEVEN SAMUEL						
GRANTEE: WILSON STEVEN SAMUEL						

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	0	0	0		420.00	UT	3.00			3.00	100	2026	2025	100	1,260	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS=[YR=2026;ORIG=10,-10] W12 S8 W27 N8 W19 S30 E20 S12 E26 S8 E12 N50 \$	
FGR=[YR=2026;ORIG=-48,20] E20 S20 W20 N20 \$	
FOP=[YR=2026;ORIG=-29,-10] E27 S8 W27 N8 \$	
FOP=[YR=2026;ORIG=-28,32] E26 S6 W26 N6 \$	

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	35,000.00	38,500.00	38,500								