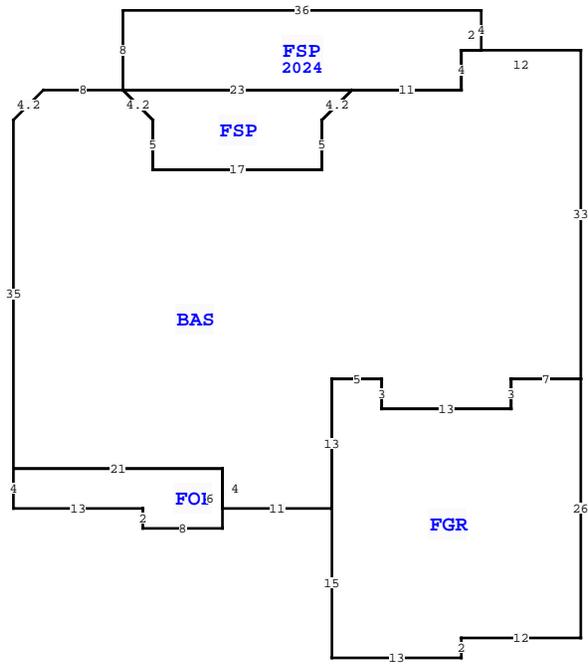


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	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	1,923	100	
FGR	637	55	
FOP	100	30	
FSP	145	40	
FSP	280	40	2024
TOTALS	3,085		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,473	132.8096	166.54	411,853	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2024 Heated Area: 1923 HX Base Yr 2024											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		345,957
TOTAL MARKET OB/XF VALUE		6,425
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		390,882
SOH/AGL Deduction		4,444
ASSESSED VALUE		386,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		335,027
TOTAL JUST VALUE		390,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045789	Roof Replacement	18,950	10/27/2022
000045506	Solar Power Syste	12,760	09/21/2022
28080	SFR	762	09/14/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1097	6/28/2021	WD Q	Q	I	01	328,000
GRANTOR: NEUBAUER JANICE RUTH						
GRANTEE: TALBIRD CHARLOTTE B						
1421/1712	10/12/2020	WD Q	Q	I	01	297,000
GRANTOR: JEFFREY DANIEL & JOAN						
GRANTEE: JANICE RUTH NEUBAUE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,122.00	UT	2.25	2.25	100	2009
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2014
3	0296	SHED METAL	0	100	0	1.00	UT	3,000.00	3,000.00	100	2024

BLD DATE		LGL DATE	
04/03/2025	MLU		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W12 S4 W11 D3L3 S5 W17 N5 U3L3 W8 D3L3 S35 E21 S4 E11 N13 E5 S3 E13 N3 E7 N33 \$	
FGR=[ORIG=-25,46] S15 E13 N2 E12 N26 W7 S3 W13 N3 W5 S13 \$	
FSP=[ORIG=-23,4] W23 D3R3 S5 E17 N5 U3R3 \$	
FOP=[ORIG=-57,42] S4 E13 S2 E8 N6 W21 \$	
FSP=[YR=2024;ORIG=-10,-4] W36 S8 E23 E11 N4 E2 N4 \$	

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							