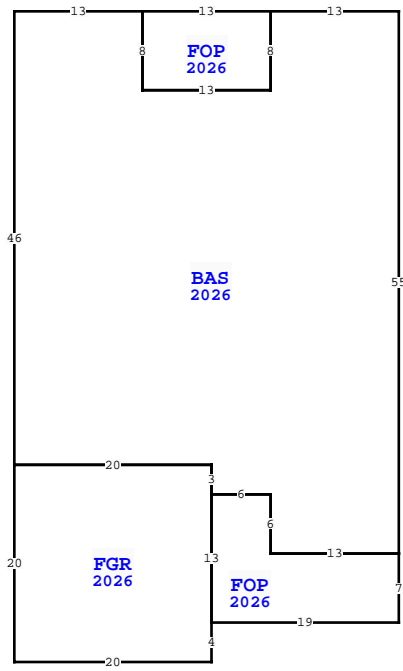


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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
BAS	1,825	100	2026
FGR	400	55	2026
FOP	104	30	2026
FOP	169	30	2026
TOTALS	2,498		

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%	- 2026								
					Heated Area: 1825						
						HX Base Yr 2026					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,493
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		302,993
SOH/AGL Deduction		0
ASSESSED VALUE		302,993
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,682
TOTAL JUST VALUE		302,993
NCON VALUE		263,593
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052774	New Residential C	270,000	03/31/2025
000052601	Right-of-Way Acce		03/14/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/734	9/23/2025	WD Q	Q	I	01	385,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BYRD JAMES NEAL						
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		420.00	UT	5.00				5.00	2,100

TOTAL OB/XF										2,100					

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2026;ORIG=80,65] W13 N6 W6 S13 E19 N7 \$									
FOP=[YR=2026;ORIG=54,10] E13 S8 W13 N8 \$									
BAS=[YR=2026;ORIG=80,10] W13 S8 W13 N8 W13 S46 E20 S3 E6 S6 E13 N55 \$									
FGR=[YR=2026;ORIG=61,56] W20 S20 E20 N4 N13 N3 \$									

LAND DESCRIPTION										TOTAL OB/XF										2,100					
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								