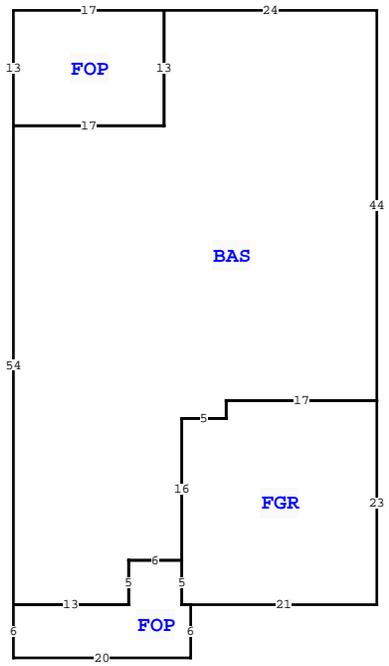


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2022									
Heated Area: 2000 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	298,906
FGR	496	55		273	40,801
FOP	150	30		45	6,726
FOP	221	30		66	9,864
TOTALS	2,867			2,384	356,295

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	640.00	UT	3.00	3.00	100	2022	2021		100	1,920	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

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

VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			356,295
TOTAL MARKET OB/XF VALUE			3,420
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			398,215
SOH/AGL Deduction			0
ASSESSED VALUE			398,215
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			398,215
TOTAL JUST VALUE			398,215
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			395,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40001	SFR	0	06/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/2676	4/22/2026	QC	U	I	11	100

GRANTOR: PROEHL MATTHEW D
GRANTEE: PROEHL MATTHEW AND
1445/1089 8/12/2021 WD Q I 01 326,400
GRANTOR: THE PRESERVE AT LAURE
GRANTEE: PROEHL MATTHEW D

BUILDING DIMENSIONS												
BAS=[ORIG=70,10] S54 E13 N5 E6 N16 E5 N2 E17 N44 W24 S13 W17 \$												
FOP=[ORIG=70,-3] S13 E17 N13 W17 \$												
FOP=[ORIG=70,64] S6 E20 N6 W1 N5 W6 S5 W13 \$												
FGR=[ORIG=89,43] S16 S5 E1 E21 N23 W17 S2 W5 \$												

TOTAL OB/XF													3,420										
REVIEW DATE 09/22/2023 BY ks													Total Acres: 0.31 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 05/12/2026 BY SYS										