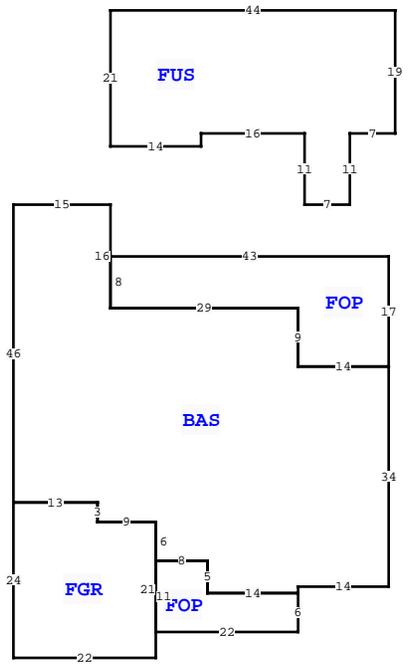


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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	2,331	100	
FGR	501	55	
FOP	172	30	
FOP	470	30	
FUS	941	100	
TOTALS	4,415		

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% - 2023									
Heated Area: 3272						HX Base Yr 2023					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		519,052
TOTAL MARKET OB/XF VALUE		3,184
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		560,736
SOH/AGL Deduction		133,733
ASSESSED VALUE		427,003
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		375,592
TOTAL JUST VALUE		560,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35833	SFR	1,474	10/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2426	7/25/2022	WD Q	Q	I	01	639,000
GRANTOR: DICICCO ROSANNE M						
GRANTEE: WU JINYU						
1385/1650	5/30/2019	WD Q	Q	I	01	439,700
GRANTOR: THE PRESERVE AT LAURE						
GRANTEE: ROSANNE M & KARRIE						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	100	2,000
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	684
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023	100	500	

BLD DATE		LGL DATE	
04/03/2025	MLU		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W15 S46 FGR= S24 E22 N21 W9 N3 W13\$ E13 S3 E9 S6 FOP= S11 E22 N6 W14 N5 W8\$ E8 S5 E14 N1 E14 N34 FOP= N17 W43 S8 E29 S9 E14\$ W14 N9 W29 N16\$ PTR= E30 FUS= E7 N11 E7 N19 W44 S21 E14 N2 E16 S11\$ W30\$.	

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							