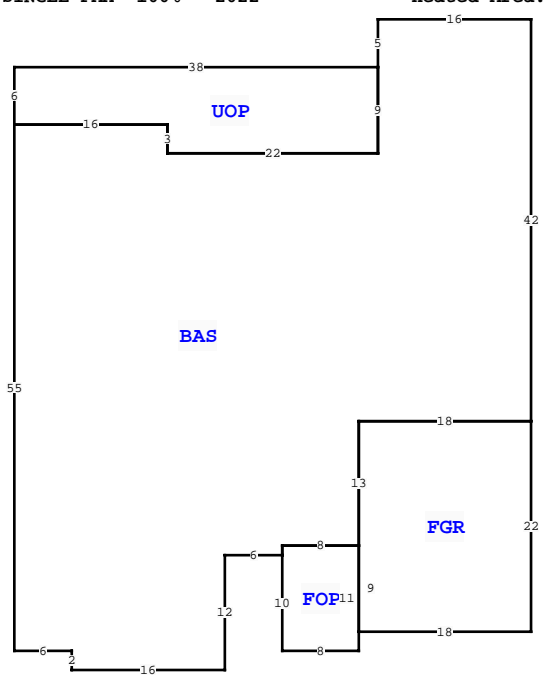


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	2,532	100	
FGR	396	55	
FOP	88	30	
UOP	294	20	
TOTALS	3,310		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,835	127.2040	156.72	444,301	2016	2016	0	0	0	9.00	91.00
1 SINGLE FAM 100% - 2022 Heated Area: 2532 HX Base Yr 2022												



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		404,314
TOTAL MARKET OB/XF VALUE		5,816
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		487,130
SOH/AGL Deduction		59,716
ASSESSED VALUE		427,414
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		376,003
TOTAL JUST VALUE		487,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34045	SFR	958	05/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/678	7/23/2021	WD	Q	I	01	415,000

GRANTOR: SGANGA BRIAN &
GRANTEE: PRAJAPATI KANTILAL
1335/2578 5/02/2017 WD Q I 01 324,900
GRANTOR: THE PRESERVE AT LAURE
GRANTEE: BRIAN & MELINDA SGA

BUILDING NOTES
BUILDING DIMENSIONS
BAS= W16 S5 UOP= W38 S6 E16 S3 E22 N9 S9 W22 N3W16 S55 E6 S2 E16 N12 E6 FOP= S10 E8 N11 W8 S1 S1 E8 FGR= S9 E18 N22 W18 S13 N13 E18 N42 S.

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	808.00	UT	2.00	2.00	100	2016	2016	3	100	1,616	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

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							
2	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							