

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	90		
Exterior Wall	19	COMMON BRK	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	04	04	100		
Kitchen Adjus	02	02	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	3417.1100	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,159	100		1,159	122,043
FEP	150	80		120	12,636
FGR	288	55		158	16,637
FOP	30	30		9	948
PTO	280	5		14	1,474
TOTALS	1,907			1,460	153,738

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%	2022								
			Heated Area: 1159			HX Base Yr 2022					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,738
TOTAL MARKET OB/XF VALUE		6,623
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		185,111
SOH/AGL Deduction		24,664
ASSESSED VALUE		160,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,036
TOTAL JUST VALUE		185,111
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053461	Generator		06/25/2025
000048833	Remodel	22,845	12/12/2023
8044	SFR	36,000	02/07/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2606	3/13/2020	WD	Q	I	01	129,900
GRANTOR: ROBERT JR & SIENNA CA						
GRANTEE: KRISTINE L BEKINS A						
1351/2375	12/11/2017	WD	Q	I	01	92,900
GRANTOR: CAROLYN THOMPSON & ET						
GRANTEE: ROBERT JR & SIENNA						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	297	
2	0166	CONC, PAVMT	0	100	0	0	417.00	UT	1.50	1.50	100	0	0	3	100	626	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W12 FEP= N10 W15 S10 E15\$ W15 PTO= N10 W28 S10 E28\$ W14											
FGR= W12 S24 E12 N24\$ S29 E25 FOP= E6 N5 W6 S5\$ N5 E6 S5 E10 N29\$.											

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							