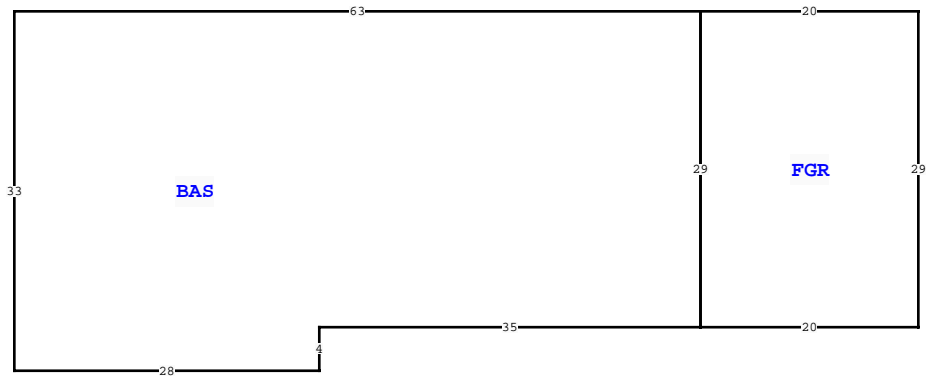


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100 1.00/

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: 1939				HX Base Yr 2026				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100		1,939	198,985
FGR	580	55		319	32,737
<b>TOTALS</b>	<b>2,519</b>			<b>2,258</b>	<b>231,722</b>

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	0	0	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	200	
													<b>TOTAL OB/XF</b>	<b>2,600</b>		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	207.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BLD DATE													LGL DATE												
XF DATE													LAND DATE												
INC DATE													AG DATE												
													04/21/2023 MLU												

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
<b>BUILDING MARKET VALUE</b>		231,722
<b>TOTAL MARKET OB/XF VALUE</b>		2,600
<b>TOTAL LAND VALUE - MARKET</b>		18,500
<b>TOTAL MARKET VALUE</b>		252,822
SOH/AGL Deduction		0
<b>ASSESSED VALUE</b>		252,822
<b>TOTAL EXEMPTION VALUE</b>	HX HB	51,411
<b>BASE TAXABLE VALUE</b>		201,411
<b>TOTAL JUST VALUE</b>		252,822
NCON VALUE		0
<b>INCOME VALUE</b>		
<b>PREVIOUS YEAR MKT VALUE</b>		255,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00891			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1416	6/11/2025	WD	Q	I	01	295,000
GRANTOR: ANDERSON ROGER						
GRANTEE: CALDERON ANGEL J						
1523/2720	9/20/2024	WD	U	I	37	187,500
GRANTOR: OWENS CANEA SANSHAE						
GRANTEE: ANDERSON ROGER						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W63 S33 E28 N4 E35 FGR= E20 N29 W20 S29\$ N29\$.												