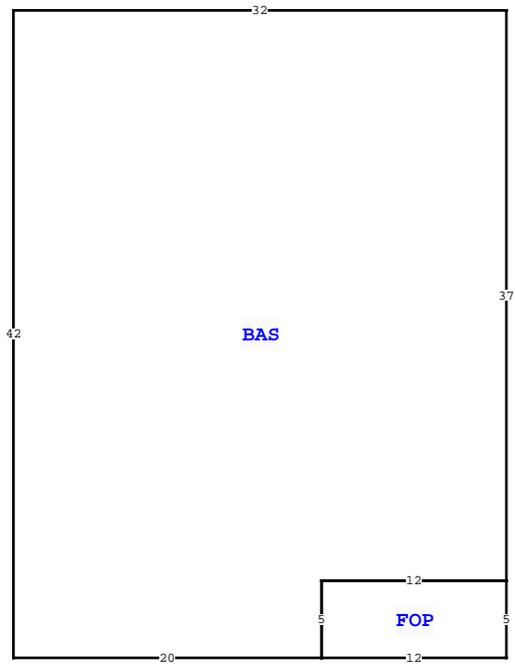


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
	40 100				
1.	1. 100				
05	CONV 100				
	1 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
			06		
	6417.0800		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	112,054
FOP	60	30		18	1,571
TOTALS	1,344			1,302	113,624

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	0%	- 2026									Heated Area: 1284 HX Base Yr	



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		113,624
TOTAL MARKET OB/XF VALUE		1,570
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		137,694
SOH/AGL Deduction		0
ASSESSED VALUE		137,694
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		137,694
TOTAL JUST VALUE		137,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3640	MULTIFAM	686	03/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/1209	12/05/2025	QC	U	I	11	0
GRANTOR: CASSY'S WING LLC						
GRANTEE: BILCICH ERIC L						
1397/1138	10/24/2019	WD	Q	I	05	300,000
GRANTOR: DOUGLAS E & KIMMY L E						
GRANTEE: CASSY'S WING LLC						

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	608.00	UT	2.50	2.50	100	2006	2006	3	100	1,520	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 S42 E20 FOP= E12 N5 W12 S5\$ N5 E12 N37\$.	

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	0		*RSF	244.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							