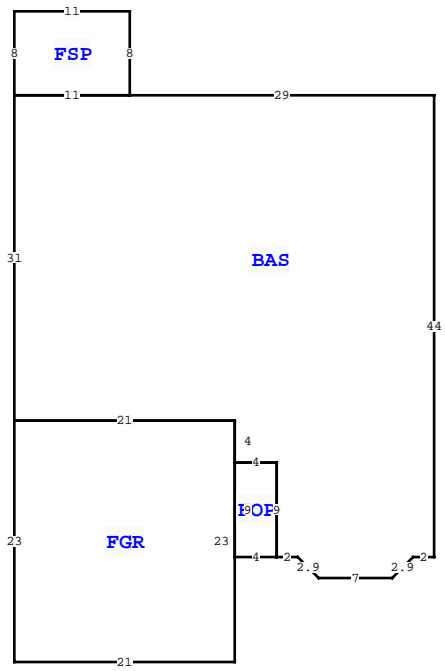


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.1200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,469	100	
FGR	483	55	
FOP	36	30	
FSP	88	40	
TOTALS	2,076		

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% - 2020			237,710	2005	2005	0	0	20.00	80.00
Heated Area: 1469											
HX Base Yr 2020											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		190,168
TOTAL MARKET OB/XF VALUE		2,625
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		237,793
SOH/AGL Deduction		67,491
ASSESSED VALUE		170,302
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,891
TOTAL JUST VALUE		237,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2997	SFR	319	07/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/1408	4/04/2021	LE U	I	I	14	100
GRANTOR: ROWLAND TRINIA L						
GRANTEE: ROWLAND TRINIA L						
1390/2526	8/09/2019	WD Q	I	I	01	169,900
GRANTOR: CHRISTINA DIANNA ROBE						
GRANTEE: TRINIA L ROWLAND						

BLD DATE		LGL DATE	
		04/21/2023	MLU

BLD DATE		LGL DATE	

BLD DATE		LGL DATE	

BLD DATE		LGL DATE	

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	890.00	UT	2.50	2.50	100	2005	2005	3	100	2,225	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION																								
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			0.00	0.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							