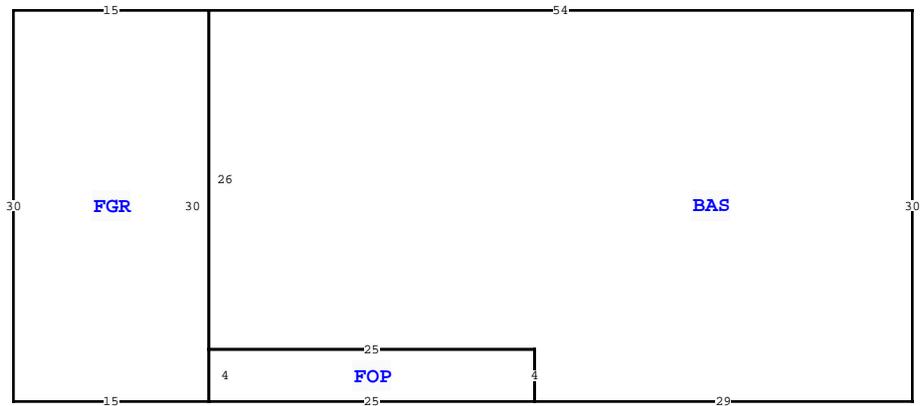


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2025		Heated Area: 1520					HX Base Yr	2025



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100		1,520	137,322
FGR	450	55		248	22,406
FOP	100	30		30	2,711
TOTALS	2,070			1,798	162,438

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		1.00	UT	0.00		0	3	100	200	
2	0258	PATIO	0	100	0	0		1.00	UT	0.00		2011	2011	3	100	200

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

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		162,438
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		181,338
SOH/AGL Deduction		0
ASSESSED VALUE		181,338
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,927
TOTAL JUST VALUE		181,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044330	Roof Replacement	14,424	05/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/673	7/11/2024	WD Q	Q	I	01	239,900
GRANTOR: HIGGINS CYNTHIA						
GRANTEE: MILLER JOHN CHARLES						
1083/0675	4/28/2006	WD Q	Q	I		139,000
GRANTOR: FLOYD & MARJORIE BAKE						
GRANTEE: CYNTHIA HIGGINS & D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W54 FGR= W15 S30 E15 N30\$ S26 FOP= S4 E25 N4 W25\$ E25 S4 E29 N30\$.	

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	1.00	18,500.00	18,500.00	18,500							