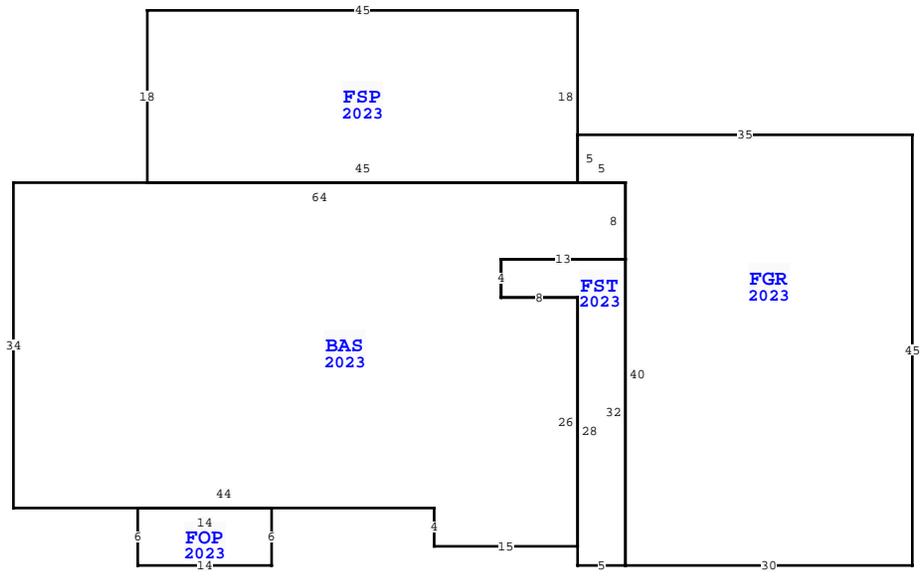


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,074	100	2023
FGR	1,375	55	2023
FOP	84	30	2023
FSP	810	40	2023
FST	192	55	2023
TOTALS	4,535		
		3,285	379,729

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		391,473	2022	2022	0	0	3.00	97.00
Heated Area: 2074 HX Base Yr 2026											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		379,729
TOTAL MARKET OB/XF VALUE		35,260
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		426,509
SOH/AGL Deduction		0
ASSESSED VALUE		426,509
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		325,098
TOTAL JUST VALUE		504,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045982	New Residential C	52,000	11/23/2022
000042805	New Residential C	420,000	09/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/2509	10/16/2025	LE	U	I	14	100
GRANTOR: KUBEKRA BETH AS TRUST						
GRANTEE: SHUMAN RONNIE (ENH)						
1411/0674	5/07/2020	WD	Q	V	03	90,000
GRANTOR: JAY S DAVIS						
GRANTEE: BETH KUBERKA AS TRU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0	100	85	40	UT	10.00	10.00	100	2021
2	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2023

TOTAL OB/XF											
35,260											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	100			0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC	1.00
3	9910	M	MKT. VAL. AG	0					9.00	AC	1.00

BUILDING NOTES	
BAS=[YR=2023;ORIG=104,10] W64 S34 E44 S4 E15 N26 W8 N4 E13 N8 \$	
FGR=[YR=2023;ORIG=134,5] W35 S5 E5 S40 E30 N45 \$	
FSP=[YR=2023;ORIG=99,-8] W45 S18 E45 N18 \$	
FST=[YR=2023;ORIG=104,18] W13 S4 E8 S28 E5 N32 \$	
FOP=[YR=2023;ORIG=53,44] E14 S6 W14 N6 \$	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=104,10] W64 S34 E44 S4 E15 N26 W8 N4 E13 N8 \$	
FGR=[YR=2023;ORIG=134,5] W35 S5 E5 S40 E30 N45 \$	
FSP=[YR=2023;ORIG=99,-8] W45 S18 E45 N18 \$	
FST=[YR=2023;ORIG=104,18] W13 S4 E8 S28 E5 N32 \$	
FOP=[YR=2023;ORIG=53,44] E14 S6 W14 N6 \$	

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	DPTH 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	1.00	AC	1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC	1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT. VAL. AG	0					9.00	AC	1.00	1.00	1.00	9,000.00	9,000.00	81,000							