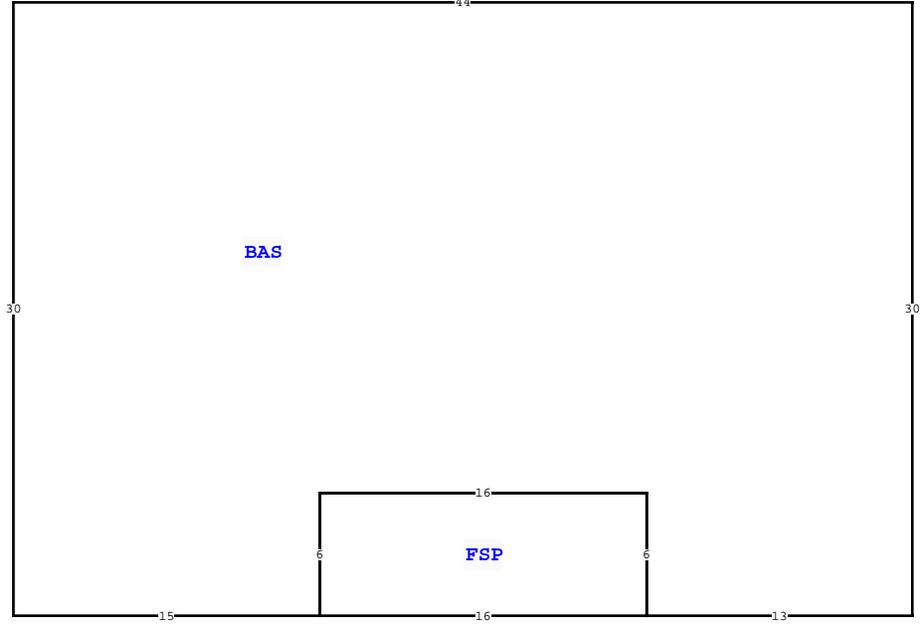


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,224	100	
FSP	96	40	
TOTALS	1,320		

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%	2024								
				Heated Area: 1224			HX Base Yr	2024			



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,454
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		204,754
SOH/AGL Deduction		802
ASSESSED VALUE		203,952
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,541
TOTAL JUST VALUE		204,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,664
LAND:1:1: 0.50 AC		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1504/468	12/08/2023	WD Q	Q	I	01	235,000
GRANTOR: GUNTEK STAZ ANTHONY I						
GRANTEE: ANSCHULTZ NICHOLAS						
1354/0797	2/23/2018	WD Q	Q	I	01	149,900
GRANTOR: WARREN DEVELOPMENT GR						
GRANTEE: STAZ ANTHONY GUNTEK						

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	0120	CLFENCE	4	0	100	0	0		0.00	100	2024	2023		100	800	

BLD DATE		LGL DATE	
04/14/2026	MLU		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W44 S30 E15 N6 E16 S6 E13 N30 \$	
FSP=[ORIG=-29,30] E16 N6 W16 S6 \$	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							