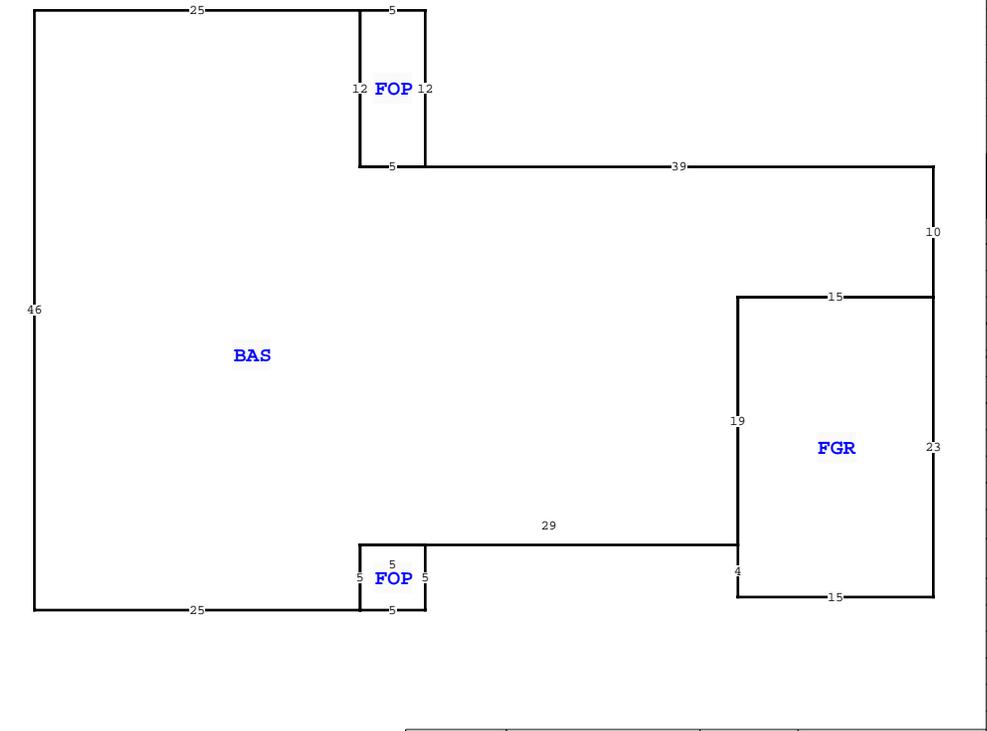


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,357	120.3576	137.21	323,404	1998	1998		0	0	27.00	73.00		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100		2,141	214,450
FGR	345	55		190	19,031
FOP	25	30		8	802
FOP	60	30		18	1,803
<b>TOTALS</b>	<b>2,571</b>			<b>2,357</b>	<b>236,085</b>

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
<b>BUILDING MARKET VALUE</b>		236,085
<b>TOTAL MARKET OB/XF VALUE</b>		1,739
<b>TOTAL LAND VALUE - MARKET</b>		18,500
<b>TOTAL MARKET VALUE</b>		256,324
SOH/AGL Deduction		64,609
<b>ASSESSED VALUE</b>		191,715
<b>TOTAL EXEMPTION VALUE</b>	HA HAB	51,411
<b>BASE TAXABLE VALUE</b>		140,304
<b>TOTAL JUST VALUE</b>		256,324
INCON VALUE		0
<b>INCOME VALUE</b>		
<b>PREVIOUS YEAR MKT VALUE</b>		255,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13224	SFR	320	10/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1472	4/18/2023	QC	P	I	98	100

GRANTOR: MCGHGHY CARL  
GRANTEE: MCGHGHY CARL D  
1000/1172 11/20/2003 WD Q I 120,000  
GRANTOR: MHATRE IRREV FAM TRUS  
GRANTEE: CARL & LAURA MCGHGH

**BUILDING DIMENSIONS**  
BAS= W25 S46 E25 FOP= E5 N5 W5 S5\$ N5 E29 FGR= S4 E15 N23W15 S19\$ N19 E15 N10 W39 FOP= N12 W5 S12 E5\$ W5 N12\$.

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	50	0	626.00	UT	1.50	1.50	100	1998	1998	3	100	939	
2	0294	SHED WOOD/	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0261	PRCH, UOP	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

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	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							