



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	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	
Stories	1.	1. 100	
Architectural	01	CONV 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	02
NEIGHBORHOOD/LOC	7717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		43,020

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2010		71.13	107,549	1995	1995	0	0	60.00	40.00
			Heated Area: 1512			HX Base Yr 2010					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		43,020	
TOTAL MARKET OB/XF VALUE		11,750	
TOTAL LAND VALUE - MARKET		76,600	
TOTAL MARKET VALUE		69,796	
SOH/AGL Deduction		31,476	
ASSESSED VALUE		38,320	
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE		13,320	
TOTAL JUST VALUE		131,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30991	SFR	308	04/30/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1754	1/02/2026	QC	U	I	11	100
GRANTOR: CASON RICHARD C SR						
GRANTEE: CASON RICHARD JR						
1267/2411	11/15/2013	QC	U	I	11	100
GRANTOR: RICHARD C & PAUL D CA						
GRANTEE: RICHARD C CASON SR						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	24	30	720.00	UT	2.50	100	1994	1994	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	100	1994	1994	3	100	800	
5	0040	BARN, POLE	0	100	10	10	100.00	UT	2.50	100	1994	1994	3	100	250	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	
7	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	400	

TOTAL OB/XF												11,750					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/06/2026	MLU										

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S27 E56 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												11,750					
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000												
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	445.00	445.00	3,026												
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.80	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,600												