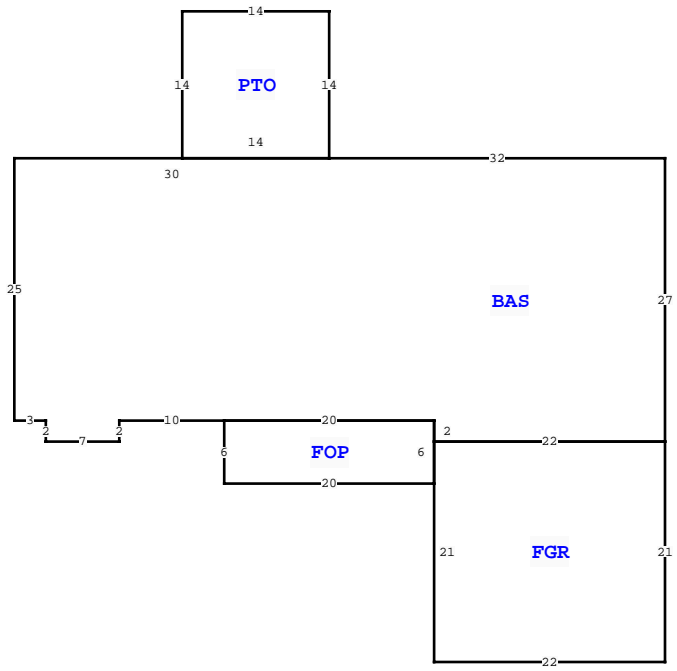


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,608	100	
FGR	462	55	
FOP	120	30	
PTO	196	5	
TOTALS	2,386		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,908	120.1662	134.59	256,798	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 0% - 2021 Heated Area: 1608 HX Base Yr													



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		210,574
TOTAL MARKET OB/XF VALUE		10,786
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		256,360
SOH/AGL Deduction		0
ASSESSED VALUE		256,360
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		256,360
TOTAL JUST VALUE		256,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052811	Remodel	7,500	04/03/2025
25917	SFR	481	06/13/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1219	6/24/2023	QC	U	I	11	0
GRANTOR: STEVENS WALLACE JUNIO						
GRANTEE: STEVENS WALLACE JUN						
1409/1962	4/09/2020	WD	Q	I	01	189,900
GRANTOR: SHANE MATTHEW WILSON						
GRANTEE: WALLACE JUNIOR STEV						

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	0166	CONC, PAVMT	0	0	0	1,562.00	UT	3.00	3.00	100	2007	2007	3	100	4,686	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	0294	SHED WOOD/	0	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	
4	0252	LEAN-TO W/	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= W32 PTO= N14 W14 S14 E14\$ W30 S25 E3 S2 E7 N2 E10 FOP= S6 E20 N6 W20\$ E20 S2 FGR= S21 E22 N21 W22\$ E22 N27\$.	

LAND DESCRIPTION														TOTAL OB/XF 10,786										
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							