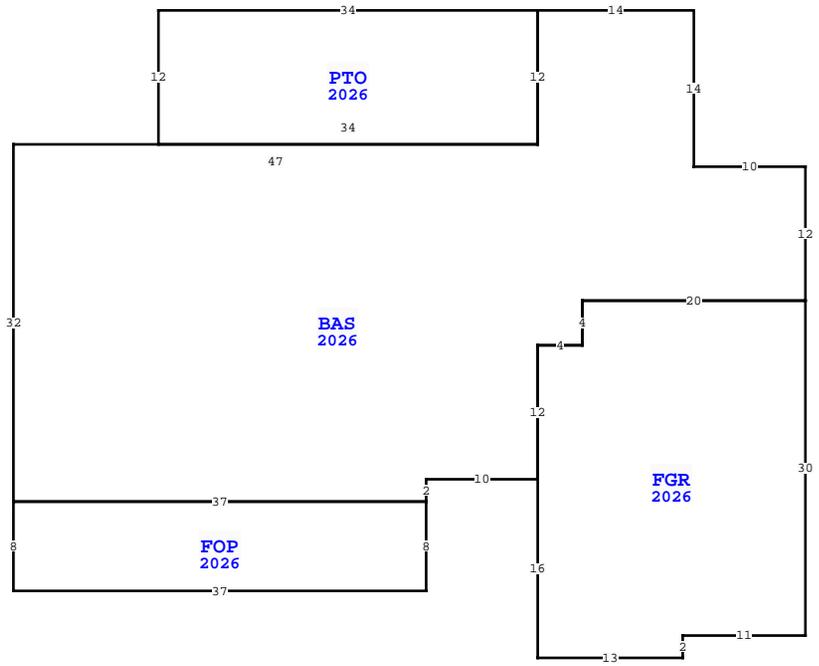


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8316.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,984	100
FGR	730	55
FOP	296	30
PTO	408	5
TOTALS	3,418	

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		Heated Area: 1984					HX Base Yr 2026	



VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			314,969
TOTAL MARKET OB/XF VALUE			1,610
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			376,579
SOH/AGL Deduction			73,875
ASSESSED VALUE			302,704
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			246,293
TOTAL JUST VALUE			376,579
NCON VALUE			316,579
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052000	New Residential C	419,000	01/06/2025
000051808	Right-of-Way Acce		12/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2029	8/02/2024	WD Q	Q	V	01	70,000
GRANTOR: NEWBERRY CHARLES M						
GRANTEE: PARK JAMES						
1481/1350	12/19/2022	WD Q	Q	V	01	55,000
GRANTOR: WESTRIDGE INC						
GRANTEE: NEWBERRY CHARLES M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0			3.50	100	2026

TOTAL OB/XF											
1,610											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=2026;ORIG=1,-11] W10 N14 W14 S12 W47 S32 E37 N2 E10 N12 E4 N4 E20 N12 \$											
PTO=[YR=2026;ORIG=-57,-25] E34 S12 W34 N12 \$											
POP=[YR=2026;ORIG=-70,19] E37 S8 W37 N8 \$											
FGR=[YR=2026;ORIG=1,1] W20 S4 W4 S12 S16 E13 N2 E11 N30 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00