

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,266	115.7310	129.62	293,719	1979	1979	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1872 HX Base Yr 2026

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		190,917
TOTAL MARKET OB/XF VALUE		2,550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,967
SOH/AGL Deduction		0
ASSESSED VALUE		211,967
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,556
TOTAL JUST VALUE		211,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,967

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	24,265
BAS	1,584	100		1,584	133,457
FGR	525	55		289	24,349
FOP	144	30		43	3,623
FST	112	55		62	5,223
<b>TOTALS</b>	<b>2,653</b>			<b>2,266</b>	<b>190,917</b>

BLD DATE	LGL DATE	MLU
	04/21/2023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051900	Roof Replacement	14,500	12/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/989	4/04/2025	WD U		I	30	127,000
GRANTOR: HERRON ASHTON HAYES						
GRANTEE: BREMAN GAVIN C						
1465/1721	4/29/2022	WD U		I	37	110,000
GRANTOR: FERGUSON SANDRA						
GRANTEE: HERRON ASHTON HAYES						

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	100	0	0	1.00	UT	0.00	0.00	100	1979	1979	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1979	1979	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	250	
5	0294	SHED WOOD/	0	100	10	20	1.00	UT	600.00	600.00	50	2017	2017	3	50	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 BAS= N12 W24 S12 E24\$ W51 S27 E32 FOP= S6 E24 N6W24\$ E24 FGR= S6 E21 N25 W21 S19\$ N19 E9 FST= E14 N8 W14 S8\$ N8\$.	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							