

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,369	115.8300	132.05	312,826	1980	1995	0	0	30.00	70.00

1 SINGLE FAM 100% - 2017 Heated Area: 1625 HX Base Yr 2017

Quality 05 05
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 06
NEIGHBORHOOD/LOC 9417.0800 1.00/
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/21/2023 MLU
AG DATE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100		1,625	150,207
FCP	960	25		240	22,184
FGR	588	55		323	29,856
FOP	30	30		9	832
FOP	420	30		126	11,647
FSP	114	40		46	4,252
TOTALS	3,737			2,369	218,978

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,978
TOTAL MARKET OB/XF VALUE		17,828
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		255,306
SOH/AGL Deduction		154,545
ASSESSED VALUE		100,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,350
TOTAL JUST VALUE		255,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0281	5/17/2016	WD Q	Q	I	01	160,000
GRANTOR: JAMES E & KATHLEEN R						
GRANTEE: JEFFRY S & ELAINE M						
1043/2006	4/15/2005	WD Q	Q	I		189,000
GRANTOR: WILLIAM LARRY HORTON						
GRANTEE: JAMES E & KATHLEEN						

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	100	24	93	1.00	UT	0.00	0.00	100	0	0	3	100	1,116	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0252	LEAN-TO W/	0	100	12	24	1.00	UT	0.00	0.00	100	2004	2004	3	100	576	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W24 FSP= W19 S6 E19 N6\$S6 W19 N6 W12 S5 FGR= W21S28 E21 N28\$ S24 E26 FOP= S6 E5 N6 W5\$ E5 S6 E24 N35\$ PTR=N30 FOP= N20 W21 S20 E21\$ S30 PTR=E40 FCP= E40 N24 W40 S24\$ W40\$.											

TOTAL OB/XF											
17,828											