

824-1145

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.1	1.100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2005		367,965	2004	2004	0	0	21.00	79.00

Heated Area: 1962 HX Base Yr 2005

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		290,692
TOTAL MARKET OB/XF VALUE		3,794
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		329,486
SOH/AGL Deduction		100,842
ASSESSED VALUE		228,644
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,233
TOTAL JUST VALUE		329,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,012

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100		1,962	213,370
FDG	625	60		375	40,782
FGR	528	55		290	31,538
FOP	73	30		22	2,393
FOP	81	30		24	2,610
TOTALS	3,269			2,673	290,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043114	Roof Replacement	18,480	11/05/2021
21061	GARAGE	126	09/10/2003
21060	SFR	362	09/10/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0824/1145	7/02/1996	WD Q	V			16,000

GRANTOR: RUSSELL & DOROTHY BAI  
GRANTEE: WAYNE D & SONHWA WO

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	1,597.00	UT	2.00	2.00	100	2004	2004	3	100	3,194	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025		

186 SW DUSTY GLN, LAKE CITY MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 S50 E12 FOP= S3 E8 N10 W7 S7 W1\$ E1 N7 E16 FGR= S24 E22 N24 W22\$ E22 N32 L3 U3 W8 D3 L3 L3 U3 W6 FOP= N4 W11 S8 E8 N1 R3 U3 \$ D3 L3 S1 W8 N12\$ PTR= E30 FDG= E25 N25 W25 S25\$ W30\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,794																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							