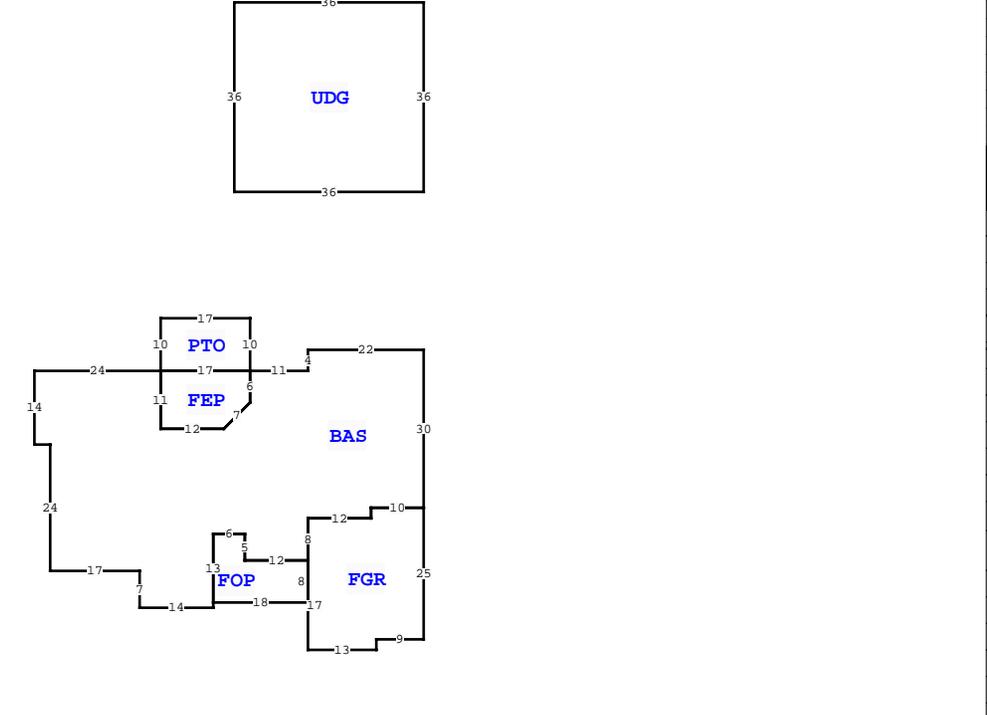


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	0 100
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	3,663	120.8960	135.40	495,970	2003	2003	0	0	22.00	78.00

1 SINGLE FAM 100% - 2006 Heated Area: 2446 HX Base Yr 2006



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,446	100		2,446	258,327
FEP	175	80		140	14,786
FGR	552	55		304	32,106
FOP	174	30		52	5,492
PTO	170	5		8	845
UDG	1,296	55		713	75,301
TOTALS	4,813			3,663	386,857

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	2,954.00	UT	2.00	2.00	100	2003	2003	3	100	5,908	
2	0120	CLFENCE 4	0	100	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
3	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,600	

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

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							

TOTAL OB/XF		11,758	
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		386,857
TOTAL MARKET OB/XF VALUE		11,758
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		433,615
SOH/AGL Deduction		126,400
ASSESSED VALUE		307,215
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,804
TOTAL JUST VALUE		433,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043081	Roof Replacement	22,742	11/01/2021
24305	GARAGE	325	03/27/2006
20041	SFR	449	10/14/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/2734	3/27/2026	WD Q	Q	I	01	480,000
GRANTOR: GUSTAS REBECCA ANN						
GRANTEE: LINNANE IDA MAE						
1559/1622	1/30/2026	PB U	U	I	18	0
GRANTOR: CLERK OF COURT (LINNA						
GRANTEE: GUSTAS REBECCA ANN						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W22 S4 W11 PTO= N10 W17 S10 E17\$ FEP= W17S11 E12 R5 U5 N6\$ S6 D5 L5 W12 N11 W24 S14 E3 S24 E17 S7 E14 N1 FOP= E18 N8 W12 N5 W6 S13\$ N13 E6 S5 E12 FGR= S17 E13 N2 E9 N25 W10 S2 W12 S8\$ N8 E12 N2 E10 N30\$ PTR= N30 UDG= N36 W36 S36 E36\$ S30\$.	