

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	10 ABOVE AVG. 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	14 CARPET 20
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	11416.040 1.00/
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,374
FEP	72
FEP	168
FGR	440
FSP	294
PTO	52
TOTALS	2,400

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: 1374 HX Base Yr 2026												

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,709
TOTAL MARKET OB/XF VALUE		9,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		255,289
SOH/AGL Deduction		0
ASSESSED VALUE		255,289
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		198,878
TOTAL JUST VALUE		255,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7947	SFR	41,000	01/05/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1546/2205	8/12/2025	WD Q	Q	I	01	299,900
GRANTOR: PICKLO ANDREW						
GRANTEE: HIGGINS DANIEL						
1376/1534	1/16/2019	WD Q	Q	I	01	174,400
GRANTOR: CHRISTOPHER MICHAEL &						
GRANTEE: ANDREW PICKLO						

EXTRA FEATURES	
L N	OB/XF CODE
1	0120
2	0166
3	0166
4	0296
5	0120
6	0060

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

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,165	
2	0166	CONC, PAVMT	0	100	0	0	1,990.00	UT	1.50	1.50	100	0	0	3	100	2,985	
3	0166	CONC, PAVMT	0	100	25	29	725.00	UT	2.00	2.00	100	2003	2003	3	100	1,450	
4	0296	SHED METAL	0	100	11	16	176.00	UT	5.00	5.00	100	2003	2003	3	100	880	
5	0120	CLFENCE 4	0	100	0	0	200.00	UT	6.50	6.50	100	2009	2009	3	100	1,300	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=	W24 FEP= N14 W12 S14 E12\$FEP= W12 S6 E12 N6\$ S6 W12 N6
FSP=	N14 W21 S14 E21\$ W21 S14 FGR= S20 E22 N20 W22\$E22 S16
PTO=	S4 E13 N4 W13\$ E13 S4 E22 N34\$.

LAND DESCRIPTION		TOTAL OB/XF 9,580																						
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							