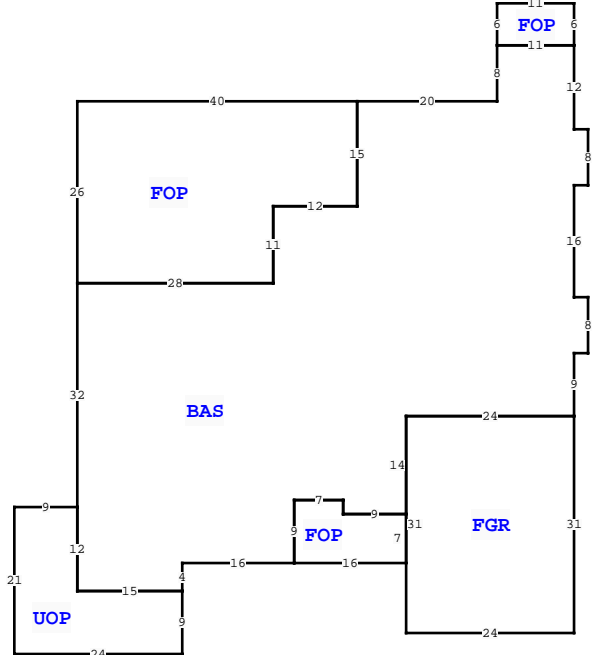


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12315.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,328	100	
FGR	744	55	
FOP	66	30	
FOP	126	30	
FOP	908	30	
UOP	324	20	
TOTALS	5,496		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2026									
				Heated Area:	3328			HX Base Yr	2026			



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,835
TOTAL MARKET OB/XF VALUE		3,890
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		322,725
SOH/AGL Deduction		8,649
ASSESSED VALUE		314,076
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		212,665
TOTAL JUST VALUE		322,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17024	REMODEL	0	05/30/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/709	4/30/2025	WD	U	I	12	383,300

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: MCHINNIS KEVIN K

PERMIT NUM	DESCRIPTION	AMT	ISSUED	
1538/1636	3/31/2025	QC	U I 11	100

GRANTOR: NEWREZ LLC D/B/A SHEL
GRANTEE: FEDERAL NATIONAL MO

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0166	CONC, PAVMT	1,890

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0
2	0166	CONC, PAVMT	0	100	30	1,350.00	UT	1.40	1.40	100	0	3

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP= N6 W11 S6 E11\$ BAS= W11S8 W20 FOP= W40 S26 E28 N11 E12 N15\$ S15 W12 S11 W28 S32 UOP= W9 S21 E24 N9 W15 N12\$ S12 E15 N4 E16 FOP= E16 N7 W9N2 W7 S9\$N9 E7 S2 E9 N14 E24 FGR= W24 S31 E24 N31\$ N9 E2 N8 W2 N16 E2 N8 W2 N12\$.	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							