



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

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		469,627	2022	2022	0	0	4.50	95.50

Heated Area: 1840 HX Base Yr 2026

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	12416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2023	1,840	265,689
FGR	484	55	2023	266	38,409
FOP	160	30	2023	48	6,931
FOP	174	30	2023	52	7,508
HGR	2,000	45	2024	900	129,956
TOTALS	4,658			3,106	448,494

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	1,620.00	UT	3.00	3.00	100
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF											
10,560											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	35,000.00	35,000.00	35,000							

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VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			448,494
TOTAL MARKET OB/XF VALUE			10,560
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			494,054
SOH/AGL Deduction			107,259
ASSESSED VALUE			386,795
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			335,384
TOTAL JUST VALUE			494,054
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051823	Generator	0	12/13/2024
000049550	Electrical Servic	0	04/03/2024
000049244	Roof Replacement	20,250	02/20/2024
000046955	Storage Building	128,000	04/13/2023
000042929	New Residential C	250,000	10/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/2112	7/31/2024	WD Q	Q	I	01	640,000
GRANTOR: MARSHALL TIMOTHY WAYN						
GRANTEE: KOTT EDWARD A						
1479/349	11/08/2022	WD Q	V	01		449,000
GRANTOR: LEV JOANN T						
GRANTEE: MARSHALL TIMOTHY WA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=10,-20] W63 S32 E12 E29 N8 E22 N24 \$											
FGR=[YR=2023;ORIG=-12,4] E22 S22 W22 N22 \$											
FOP=[YR=2023;ORIG=-41,12] E29 S6 W29 N6 \$											
POP=[YR=2023;ORIG=-37,-30] E16 S10 W16 N10 \$											
HGR=[YR=2024;ORIG=-110,-26] E50 S40 W50 N40 \$											