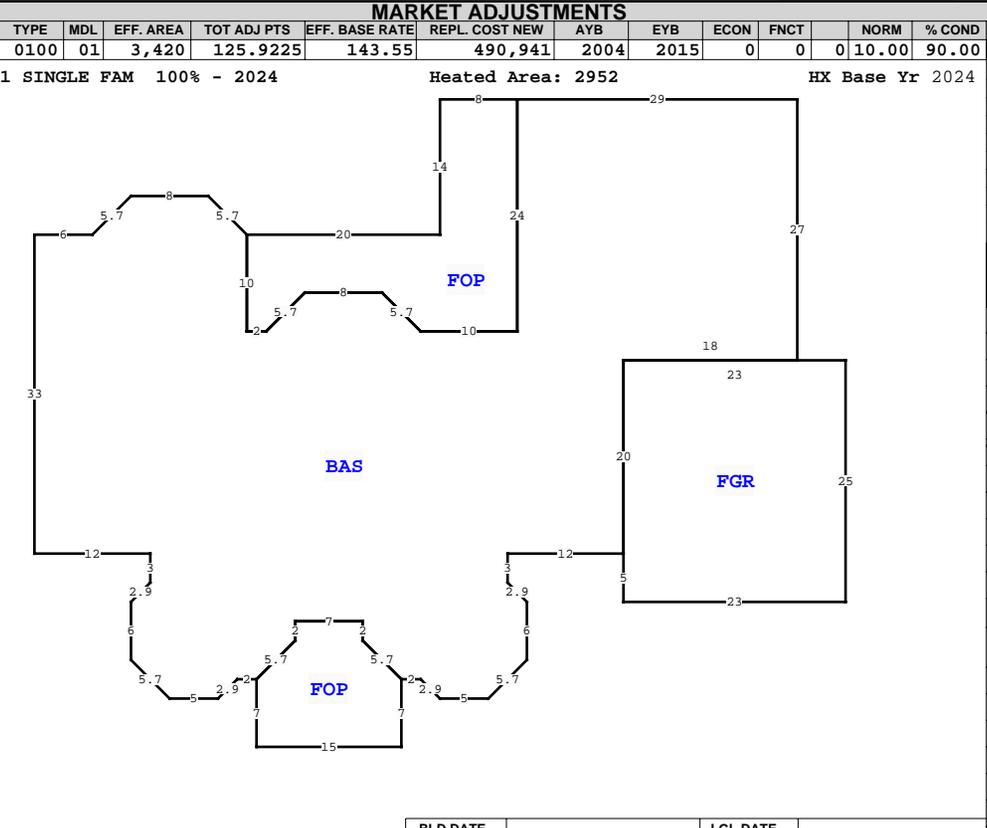


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,952	100		2,952	381,384
FGR	575	55		316	40,826
FOP	163	30		49	6,331
FOP	344	30		103	13,307
TOTALS	4,034			3,420	441,847

BLD DATE	LGL DATE	04/22/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	4,300.00	UT	2.00	2.00	100	2004	2004	3	100	8,600	
3	0258	PATIO	0	100	0	680.00	UT	2.25	2.25	100	2009	2009	3	100	1,530	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2024	2023		100	5,000	
5	0030	BARN, MT	0	100	24	840.00	UT	18.00	18.00	100	2025	2024		100	15,120	

TOTAL OB/XF																
31,450																

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		A-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		441,847
TOTAL MARKET OB/XF VALUE		31,450
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		533,297
SOH/AGL Deduction		8,033
ASSESSED VALUE		525,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		473,853
TOTAL JUST VALUE		533,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049598	Storage Building	22,000	04/11/2024
000041355	Roof Replacement	15,000	02/19/2021
21346	SFR	802	12/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2733	11/15/2023	WD Q	Q	I	01	577,000

GRANTOR: MCCLAFFERTY RICHARD G
GRANTEE: OLIVER JAMES
1380/1495 3/15/2019 WD Q I 01 330,000
GRANTOR: STEVEN C & TERRI L BI
GRANTEE: RICHARD G & DENISE

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W29 FOP= W8 S14 W20 S10 E2 R4 U4 E8 D4 R4 E10 N24\$ S24 W10 L4 U4 W8 D4 L4 W2 N10 L4 U4 W8 D4 L4 W6 S33 E12 S3 D2 L2 S6 R4 D4 E5 U2 R2 E2 FOP= S7 E15 N7 U4 L4 N2 W7 S2 L4 D4 \$ U4 R4 N2 E7 S2 R4 D4 E2 R2 D2 E5 U4 R4 N6 L2 U2 N3 E12 FGR= S5 E23 N25 W23 S20\$ N20 E18 N27\$.	