

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
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
Architectural	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	14416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,821	100	
FGR	458	55	
FOP	100	30	
FOP	153	30	
TOTALS	2,532		

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: 1821						HX Base Yr 2026																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026		
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			04/14/2026																				

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		273,117
TOTAL MARKET OB/XF VALUE		1,996
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		310,113
SOH/AGL Deduction		0
ASSESSED VALUE		310,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,702
TOTAL JUST VALUE		310,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33871	SFR	744	03/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1032	12/29/2025	WD	Q	I	01	365,000
GRANTOR: BASS JASON M JR						
GRANTEE: LANDOLT CURTIS LEE						
1419/0354	9/07/2020	WD	Q	I	01	242,500
GRANTOR: KYLE & DORSEY OLBRICH						
GRANTEE: JASON M BASS JR						

EXTRA FEATURES															
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	0		2.00	100	2016	2016	3	100	1,996	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W11 N10 W15 FOP= W10 S10 E10 N10\$ S10 W33 S23 FGR= S20 E22 N20 W9 N3 W6 S3 W7\$ E7 N3 E6 S3 E9 S8 E11 FOP= S9 E21 N6 W12 N3 W9\$ E9 S3E12 N3 E5 N31\$.											

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							