

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,505	100	
FGR	342	55	
FOP	16	30	
PTO	120	5	
TOTALS	1,983		

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%	- 2025								
Heated Area: 1505						HX Base Yr 2025					
BLD DATE		LGL DATE	05/08/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,884
TOTAL MARKET OB/XF VALUE			8,994
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			223,878
SOH/AGL Deduction			64,575
ASSESSED VALUE			159,303
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			102,892
TOTAL JUST VALUE			223,878
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050386	Electrical Servic	0	07/18/2024
000049141	Roof Replacement	10,540	02/01/2024
24211	SFR	473	03/09/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/966	5/22/2024	WD Q	Q	I	01	270,000
GRANTOR: ULMAN MARY ANN						
GRANTEE: HARDEE KENNETH						
1137/1058	11/16/2007	WD Q	Q	I	01	100
GRANTOR: MARY ANN ULMAN						
GRANTEE: MARY ANN ULMAN TRUS						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC, PAVMT	0	100	0
2	0104	GENERATOR	0	100	0

TOTAL OB/XF												8,994														
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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				0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 PTO= N10 W12 S10 E12\$ W33 S23 FGR= S18 E19 N18 W19\$ E19 S11 FOP= S4 E4 N4 W4\$ E4 S4 E12 N4 E14 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF		8,994																						
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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				0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							