

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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 Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	15316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,895	100	
FGR	528	55	
FOP	140	30	
FSP	220	40	
TOTALS	2,783		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2010	122.71	284,074	2009	2009	0	0	16.00	84.00
Heated Area: 1895											
HX Base Yr 2010											

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			238,622
TOTAL MARKET OB/XF VALUE			10,495
TOTAL LAND VALUE - MARKET			66,750
TOTAL MARKET VALUE			267,631
SOH/AGL Deduction			88,695
ASSESSED VALUE			178,936
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			127,525
TOTAL JUST VALUE			315,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27393	SFR	50	10/20/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1157/2777	9/04/2008	WD Q	V		01	100
GRANTOR: CLARENCE H ROSSIN						
GRANTEE: WINDY R ROSSIN						
1157/2779	8/20/2008	WD Q	V		01	100
GRANTOR: TARMALL F ROSSIN						
GRANTEE: WINDY R ROSSIN						

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	UT	2.50	2.50	100	2009	2009	3	100	1,495	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0030	BARN, MT	0	0	0	0	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	11,500.00	11,500.00	17,250							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	281.00	281.00	1,264							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,500							

REVIEW DATE 02/17/2023 BY ks																								
Total Acres: 6.00					Total Land Value: 18,514					Market: 49,500					Agricultural: 1,264					Common: 17,250				