

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	32	HARDIE BRD	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,157	100	
FGR	534	55	
FOP	36	30	
FOP	219	30	
TOTALS	2,946		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
Heated Area: 2157 HX Base Yr											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/14/2026	MLU							
INC DATE		AG DATE									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		270,274
TOTAL MARKET OB/XF VALUE		8,877
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,151
SOH/AGL Deduction		0
ASSESSED VALUE		314,151
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		314,151
TOTAL JUST VALUE		314,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052255	Roof Replacement	17,000	02/05/2025
24295	SFR	641	03/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2724	5/16/2025	WD Q	I	01		380,000
GRANTOR: BEDENBAUGH LOGAN BRAN						
GRANTEE: CARPENTER BRADLEY						
1513/2094	5/01/2024	WD U	I	37		299,000
GRANTOR: SHARP LEWIS						
GRANTEE: BEDENBAUGH LOGAN BR						

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	0190	FPLC PF	0	0	0	0	1.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	1,839.00	3.00	100	2006	2006	3	100	5,517	
3	0169	FENCE/WOOD	0	0	0	0	320.00	6.75	100	2007	2007	3	100	2,160	

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

BUILDING NOTES											
<p>BUILDING DIMENSIONS</p> <p>BAS= W17 FOP= W25 S4 E3 D3 R3 S3 E19 N10\$ S10 W19 N3 L3 U3 W3 N4 W20 S31 FGR= S27 E22 N23 W15 N4 W7\$ E7 S4 E15 S7 E11 FOP= E6 N6 W6S6\$ N6 E6 S6 E12 N1 E11 N41\$.</p>											