

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,588	100	
FGR	324	55	
FOP	40	30	
PTO	144	5	
TOTALS	2,096		

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%	- 2014								
Heated Area: 1588						HX Base Yr 2014					
BLD DATE: _____ LGL DATE: 04/14/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,660
TOTAL MARKET OB/XF VALUE		2,028
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		198,188
SOH/AGL Deduction		70,068
ASSESSED VALUE		128,120
TOTAL EXEMPTION VALUE	HX HB 13	128,120
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		198,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1254/1571	4/10/2013	TD	U	I	38	103,500
GRANTOR: DAVID L & JOANNE OREN						
GRANTEE: LAVON ROBINSON						

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	2005	2005	3	100	2,028	

BUILDING NOTES											
BAS= W24 PTO= N12 W12 S12 E12\$ W12 N12 W13 S48 E13 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 FGR= E18 N18 W18 S18\$ N18 E18 N18 \$.											

BUILDING DIMENSIONS											
BAS= W24 PTO= N12 W12 S12 E12\$ W12 N12 W13 S48 E13 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 FGR= E18 N18 W18 S18\$ N18 E18 N18 \$.											

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	22,500.00	22,500.00	22,500							