

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 80				
Exterior Wall	19 COMMON BRK 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	01 NONE 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 06				
NEIGHBORHOOD/LOC	16417.090 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	42,432
BAS	1,195	100		1,195	105,638
FST	96	55		53	4,685
UOP	40	20		8	707
UOP	120	20		24	2,122
TOTALS	1,931			1,760	155,584

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,760	119.3000	136.00	239,360	1986	1995	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1675 HX Base Yr

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VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		155,584	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		176,984	
SOH/AGL Deduction		0	
ASSESSED VALUE		176,984	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		176,984	
TOTAL JUST VALUE		176,984	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27502	ADDN SFR	121	11/26/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2778	8/26/2024	WD Q	Q	I	01	205,000
GRANTOR: STITSINGER CHRISTOPHE						
GRANTEE: HILL DAWNA						
1399/2647	11/26/2019	WD Q	Q	I	01	165,000
GRANTOR: BRETT ALAN HANLEY TRU						
GRANTEE: CHRISTOPHER & LYNDA						

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
TOTAL OB/XF															2,900		

LAND DESCRIPTION																								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							