

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	16617.00 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,468 100 2024 2,468 342,045
FGR	506 55 2024 278 38,529
FHS	647 60 2024 388 53,774
FOP	198 30 2024 59 8,177
FOP	672 30 2024 202 27,996
UOP	72 20 2024 14 1,940
UST	72 45 2024 32 4,435
UST	121 45 2024 54 7,484
TOTALS	4,756 3,495 484,378

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,495	124.0533	141.42	494,263	2023	2023	0	0	2.00	98.00
1 SINGLE FAM 100% - 2024 Heated Area: 3115 HX Base Yr 2024											

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VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	484,378			
TOTAL MARKET OB/XF VALUE	5,000			
TOTAL LAND VALUE - MARKET	239,040			
TOTAL MARKET VALUE	513,975			
SOH/AGL Deduction	51,270			
ASSESSED VALUE	462,705			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	411,294			
TOTAL JUST VALUE	728,418			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	724,779			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044336	New Residential C	475,000	05/03/2022
3636	SFR	44,000	08/21/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0062	12/22/2010	QC	U	V	11	100
GRANTOR: CLOREE W BAILEY						
GRANTEE: JEFFREY RAY CRAWFOR						
1207/0059	12/22/2010	WD	U	V	11	100
GRANTOR: CLOREE W BAILEY						
GRANTEE: JEFFREY RAY CRAWFOR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=60,10] S37 E22 S17 E33 S6 S1 E12 N2 E12 N31 W56 N12 N16 W23 \$	
FOP=[YR=2024;ORIG=83,26] S12 E56 N12 W56 \$	
FHS=[YR=2024;ORIG=20,30] S18 E12 S6 E12 N6 E6 N11 E5 N7 W35 \$	
FGR=[YR=2024;ORIG=60,47] S22 E11 S2 E11 N1 N6 N17 W22 \$	
FOP=[YR=2024;ORIG=82,64] S6 E33 N6 W33 \$	
UST=[YR=2024;ORIG=44,48] S6 E11 N17 W5 S11 W6 \$	
UST=[YR=2024;ORIG=20,48] S6 E12 N6 W12 \$	
UOP=[YR=2024;ORIG=32,60] E12 N6 W12 S6 \$	

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	0285	SALVAGE	0	100	0	0	1.00	UT 0.00	0.00	100	2004	3	100	1,000	
2	9946	Well	0	100	0	0	1.00	UT 4,000.00	4,000.00	100		3	100	4,000	

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	DPTH 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	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.56	AC		1.00	1.00	1.00	280.00	280.00	6,597							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.56	AC		1.00	1.00	1.00	9,000.00	9,000.00	221,040							