

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		449,610	2025	2025	0	0	0.00	100.00

Heated Area: 2702 HX Base Yr 2026

QUALITY	ORIG	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,402	100	2026	2,402	333,734
FGR	672	55	2026	370	51,408
FOP	174	30	2026	52	7,225
FOP	372	30	2026	112	15,561
FUS	300	100	2026	300	41,682
TOTALS	3,920			3,236	449,610

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	0040	BARN, POLE	0	100	0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0166	CONC, PAVMT	0	100	0	620.00	UT	5.00	5.00	100	2026	2025		100	3,100	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		449,610
TOTAL MARKET OB/XF VALUE		13,300
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		547,910
SOH/AGL Deduction		159,683
ASSESSED VALUE		388,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		336,816
TOTAL JUST VALUE		547,910
NCON VALUE		462,910
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051502	New Residential C	490,000	11/14/2024
000049975	Storage Building	8,800	05/29/2024
000049967	Right-of-Way Acce		05/28/2024

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/302	12/15/2023	WD Q	V	V	01	105,000

GRANTOR: COLLINS MEGHAN MARIE
GRANTEE: FEAGIN JOEL NICOLAS
1505/300 12/15/2023 WD U V 11 100
GRANTOR: BLAKE TIMOTHY L
GRANTEE: COLLINS MEGHAN MARI

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS	[YR=2026;ORIG=70,9] W22 S10 W31 N2 W18 S37 E13 N4 E5 S1 E1 E29 E1 N1 E4 S3 E12 N12 E2 N6 W2 N16 E6 N10 \$
FGR	[YR=2026;ORIG=70,-9] E24 S28 W24 N28 \$
FOP	[YR=2026;ORIG=17,7] E31 S12 W31 N12 \$
FUS	[YR=2026;ORIG=100,21] E10 S30 W10 N30 \$
FOP	[YR=2026;ORIG=18,51] E29 S6 W29 N6 \$

LAND DESCRIPTION		TOTAL OB/XF 13,300																						
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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							