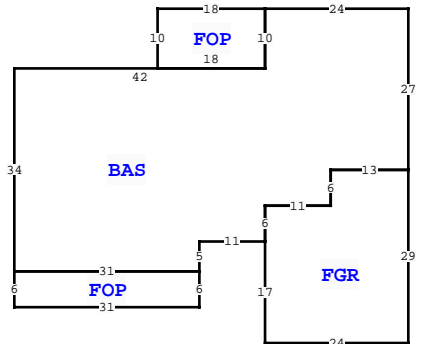


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16717.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,087	100	
FGR	630	55	
FOP	180	30	
FOP	186	30	
FUS	299	100	
TOTALS	3,382		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,842	121.3828	135.95	386,370	2019	2019	0	0	6.00	94.00
1 SINGLE FAM 100% - 2020 Heated Area: 2386 HX Base Yr 2020											



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		363,188
TOTAL MARKET OB/XF VALUE		48,451
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		496,639
SOH/AGL Deduction		172,054
ASSESSED VALUE		324,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,174
TOTAL JUST VALUE		496,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042346	Screen Enclosure	10,500	07/16/2021
000041782	Swimming Pool and	53,000	04/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/1236	2/22/2018	WD Q	Q	V	01	100,000
GRANTOR: NEVIN G SUMMERS						
GRANTEE: WAYNE P & MARILYN B						
1129/2250	8/30/2007	WD Q	Q	V	03	120,000
GRANTOR: UNIVERSITY TOWING & T						
GRANTEE: NEVIN G SUMMERS						

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	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2022	2021		93	33,331	
2	0282	POOL ENCL	0	100	28	48	UT	15.00	15.00	100	2022	2021		75	15,120	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W24 FOP= W18 S10 E18 N10\$ S10 W42 S34 FOP= S6 E31 N6 W31\$ E31 N5 E11 FGR= S17 E24 N29 W13 S6 W11 S6\$ N6 E11 N6 E13 N27\$ PTR= N30 FUS= N23 W13 S23 E13\$ S30\$.														

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							