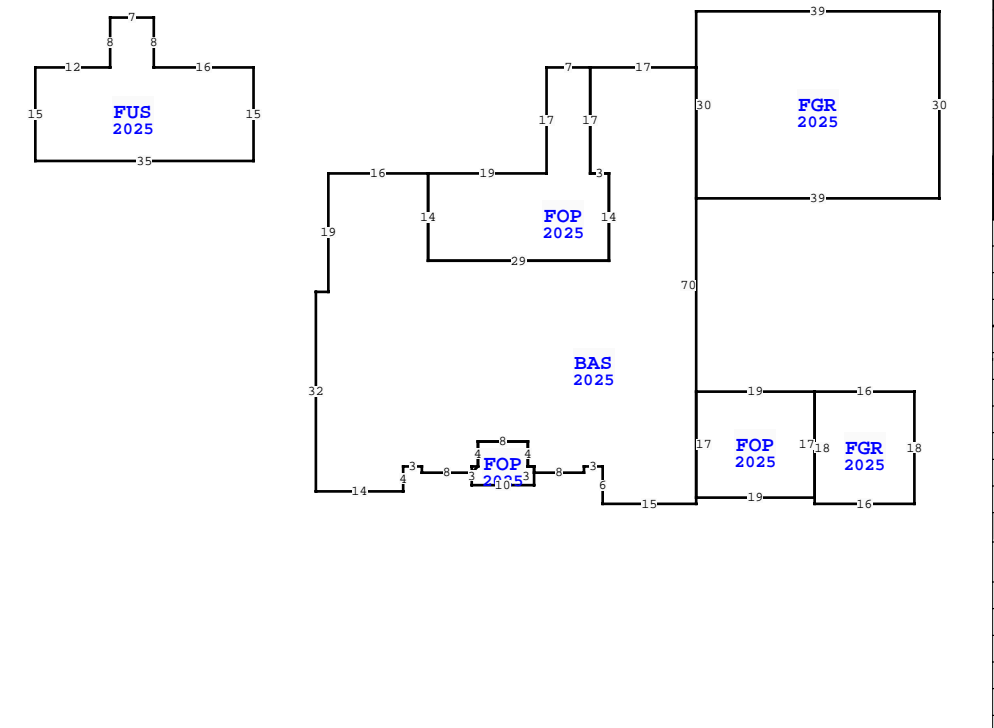


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,500	121.9144	136.54	614,430	2024	2024	0	0	1.00	99.00



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		608,286
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		754,286
SOH/AGL Deduction		0
ASSESSED VALUE		754,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		702,875
TOTAL JUST VALUE		754,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,430

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,843	100	2025	2,843	384,301
FGR	288	55	2025	158	21,357
FGR	1,170	55	2025	644	87,053
FOP	62	30	2025	19	2,568
FOP	323	30	2025	97	13,112
FOP	525	30	2025	158	21,357
FUS	581	100	2025	581	78,537
<b>TOTALS</b>	<b>5,792</b>			<b>4,500</b>	<b>608,286</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046634	New Residential C	200,000	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1409	8/02/2022	WD Q	V		01	175,000

GRANTOR: MILLENIA CAPITAL INC  
GRANTEE: LEECH MARTIN JOHN

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=71,10] W17 S17 E3 S14 W29 N14 W16 S19 W2 S32 E14 N4 E3 S1 E8 U1R1 N4 E8 S4 E1 S1 E8 N1 E3 S6 E15 N70 \$ FGR=[YR=2025;ORIG=71,1] E39 S30 W39 N30 \$ FUS=[YR=2025;ORIG=0,10] W16 N8 W7 S8 W12 S15 E35 N15 \$ FOP=[YR=2025;ORIG=54,10] W7 S17 W19 S14 E29 N14 W3 N17 \$ FOP=[YR=2025;ORIG=71,62] E19 S17 W19 N17 \$ FGR=[YR=2025;ORIG=90,62] E16 S18 W16 N18 \$ FOP=[YR=2025;ORIG=44,70] W8 S4 W1 S3 E10 N3 W1 N4 \$	

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	2,000.00	UT	3.00	3.00	100	2025	2024		100	6,000	

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	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							