

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	02
NEIGHBORHOOD/LOC	18716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,112	100	
FOP	182	30	
FSP	576	40	
FUS	926	100	
TOTALS	3,796		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2021									
			Heated Area: 3038				HX Base Yr	2021				

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,650
TOTAL MARKET OB/XF VALUE		9,204
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		475,854
SOH/AGL Deduction		182,837
ASSESSED VALUE		293,017
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,606
TOTAL JUST VALUE		475,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042191	Electrical Servic	0	06/22/2021
26862	SFR	906	03/19/2008
10531	M H	125	12/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/377	2/06/2023	LE	U	I	14	100
GRANTOR: PASQUARELLA MARK (ENH)						
GRANTEE: PASQUARELLA JACOB (						
1417/0804	8/07/2020	PR	U	I	19	447,000
GRANTOR: S. MICHAEL OSTOW AS P						
GRANTEE: DANA & MARK PASQUAR						

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	0294	SHED WOOD/	0	100	6	8	1.00	UT	0.00	100	1995	1995	3	100	300	
2	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	100	1995	1995	3	100	850	
3	0084	DOCK-RIVER	0	100	0	0	536.00	UT	14.50	20	1983	1983	3	20	1,554	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2009	2009	3	100	2,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2022	2021		75	4,500	
													TOTAL OB/XF		9,204	

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	% 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	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							