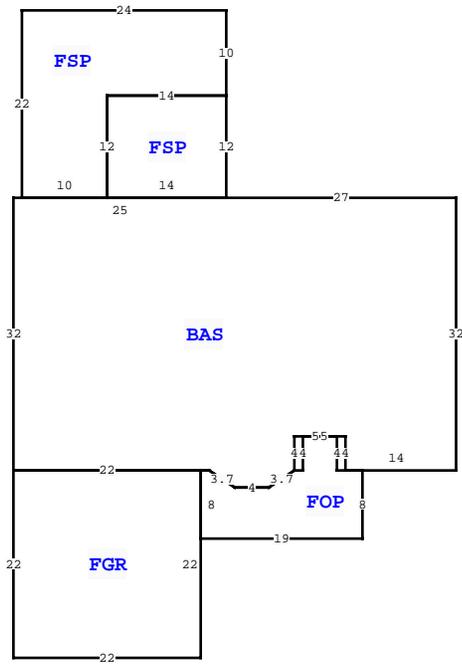


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 70				
Exterior Wall	31 VINYL SID 30				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	11 CLAY TILE 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	20316.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100		1,658	151,027
FGR	484	55		266	24,230
FOP	158	30		47	4,281
FSP	168	40		67	6,103
FSP	360	40		144	13,117
TOTALS	2,828			2,182	198,758

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: 1658						HX Base Yr 2021					



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		198,758
TOTAL MARKET OB/XF VALUE		17,593
TOTAL LAND VALUE - MARKET		36,320
TOTAL MARKET VALUE		252,671
SOH/AGL Deduction		29,915
ASSESSED VALUE		222,756
TOTAL EXEMPTION VALUE		51,411
HX HB		
BASE TAXABLE VALUE		171,345
TOTAL JUST VALUE		252,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31349	MAINT/ALTR	0	08/14/2013
10008	SFR	270	07/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1431	9/22/2020	WD	U	I	12	197,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BLAKE A & KELLY LUN						
1404/1356	1/28/2020	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,122.00	UT	1.50	1.50	100	1995	1995	3	100	1,683	
3	0120	CLFENCE 4	0	100	38	380.00	UT	4.50	4.50	100	1995	1995	3	100	1,710	
4	0200	GARAGE F	0	100	30	1,260.00	UT	10.00	10.00	100	1995	1995	3	100	12,600	
5	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

TOTAL OB/XF												17,593				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W27 W25 S32 E22 E1 D2R3 E4 U2R3 N4 E5 S4 E14 N32 \$	
FGR=[ORIG=-52,32] S22 E22 N22 W22 \$	
FSP=[ORIG=-27,-12] N10 W24 S22 E10 N12 E14 \$	
FSP=[ORIG=-27,0] N12 W14 S12 E14 \$	
FOP=[ORIG=-30,32] S8 E19 N8 W2 N4 W5 S4 W1 D2L3 W4 U2L3 W1 \$	

LAND DESCRIPTION		TOTAL OB/XF 17,593																						
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-1	296.00	316.00	2.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,320							