

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,425	100	
FEP	300	80	
TOTALS	1,725		

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%	2023								
				Heated Area: 1425			HX Base Yr 2023				



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,550
TOTAL MARKET OB/XF VALUE		4,320
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		204,870
SOH/AGL Deduction		9,031
ASSESSED VALUE		195,839
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,428
TOTAL JUST VALUE		204,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,198
LAND:1:1: 0.50 AC		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

  

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/256	11/09/2022	WD	Q	I	01	225,000
GRANTOR: BARRY KENDALL RAE						
GRANTEE: CLARK RICHARD JASON						
1406/2460	2/28/2020	WD	Q	I	01	130,000
GRANTOR: NICK SLAY						
GRANTEE: KENDALL RAE BARRY						

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	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0210	GARAGE U	0	100	20	20	400.00	UT	2.50	2.50	100	1973	1973	3	100	1,000	
4	0120	CLFENCE 4	0	100	36	10	360.00	UT	4.50	4.50	100	1993	1993	3	100	1,620	
															TOTAL OB/XF	4,320	

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		RSF	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							