

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		4	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	03		
NEIGHBORHOOD/LOC	21216.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2026	2,269	294,062
FGR	742	55	2026	408	52,877
FOP	130	30	2026	39	5,054
FOP	210	30	2026	63	8,165
FST	30	55	2026	16	2,074
TOTALS	3,381			2,795	362,232

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%	- 2026		Heated Area: 2269					HX Base Yr 2026	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		362,232
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		409,272
SOH/AGL Deduction		0
ASSESSED VALUE		409,272
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,861
TOTAL JUST VALUE		409,272
NCON VALUE		364,272
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049641	New Residential C	385,000	04/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/301	7/26/2023	WD Q	Q	V	01	70,000
GRANTOR: VAZQUEZ JUAN						
GRANTEE: BELL JEREMY						
1435/2660	4/23/2021	WD Q	Q	V	05	60,000
GRANTOR: VELANDIA RUTH						
GRANTEE: VAZQUEZ JUAN						

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			3.00	100	2026	2025		100	2,040	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=90,10] W12 S10 W21 N10 W10 N10 W24 S28 E10 S3 E14 S17 E18 S3 E1 E10 S4 E14 N45 \$	
FGR=[YR=2026;ORIG=47,31] W14 W10 S30 E7 S2 E11 N2 E6 N30 \$	
FOP=[YR=2026;ORIG=57,10] E21 S10 W21 N10 \$	
FOP=[YR=2026;ORIG=65,48] W18 S7 E19 N4 W1 N3 \$	
FST=[YR=2026;ORIG=23,28] E10 S3 W10 N3 \$	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							