

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architactual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,035	100	
FGR	728	55	
FOP	64	30	
FSP	322	40	
TOTALS	4,149		

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: 3035 HX Base Yr 2023	

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			424,844
TOTAL MARKET OB/XF VALUE			9,600
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			469,444
SOH/AGL Deduction			17,651
ASSESSED VALUE			451,793
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			400,382
TOTAL JUST VALUE			469,444
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055290	Roof Replacement	25,425	03/22/2026
24986	SFR	860	09/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1795	7/05/2022	WD	Q	I	01	485,000
GRANTOR: WILSON ROSE-MARIE G						
GRANTEE: QUINONES KRISTY A						
1337/2035	5/25/2017	WD	U	I	14	100
GRANTOR: ROSE-MARIE G WILSON (						
GRANTEE: ERIC B DANA & GARY						

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	0120	CLFENCE 4	0	100	0	0	144.00	UT	7.50	7.50	100	2007	2007	3	100	1,080	
2	0166	CONC, PAVMT	0	100	0	0	2,440.00	UT	3.00	3.00	100	2007	2007	3	100	7,320	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
TOTALS																9,600	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W19 S3 W15 FSP= N3 W34 S10 E16 N1 E18 N6\$ S6 W18 S1 W16 S41 E18 N5 E5 FOP= S4 E10 N4 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 S8 FGR= S28 E26 N28 W26\$ E26 N54\$.													