

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,035	100		3,035	366,287
FGR	728	55		400	48,275
FOP	64	30		19	2,293
FSP	322	40		129	15,569
TOTALS	4,149			3,583	432,424

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 SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			432,424	
TOTAL MARKET OB/XF VALUE			9,600	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			477,024	
SOH/AGL Deduction			25,231	
ASSESSED VALUE			451,793	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			400,382	
TOTAL JUST VALUE			477,024	
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

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\$.	

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	
TOTAL OB/XF 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							