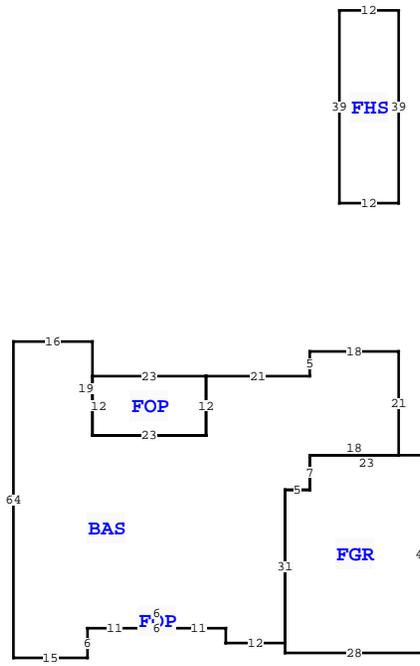


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	21	STONE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,242	100	
FGR	1,085	55	
FHS	468	60	
FOP	18	30	
FOP	276	30	
TOTALS	5,089		

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: 3710	HX Base Yr 2026



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		474,280
TOTAL MARKET OB/XF VALUE		12,928
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		522,208
SOH/AGL Deduction		0
ASSESSED VALUE		522,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		470,797
TOTAL JUST VALUE		522,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046858	Roof Replacement	51,140	03/29/2023
25373	SFR	951	01/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/925	5/22/2025	WD	U	I	11	100

GRANTOR: UKAEGBU MICHAEL AKA M  
GRANTEE: UKAEGBU MICHAEL CHU  
1272/1431 3/31/2014 WD U I 18 273,000  
GRANTOR: FEDERAL HOME LOAN MOR  
GRANTEE: MICHAEL UKAEGBU

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	3,264.00	UT	2.00	2.00	100	2007	2007	3	100	6,528	
3	0169	FENCE/WOOD	0	100	0	440.00	UT	10.00	10.00	100	2008	2008	3	100	4,400	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							