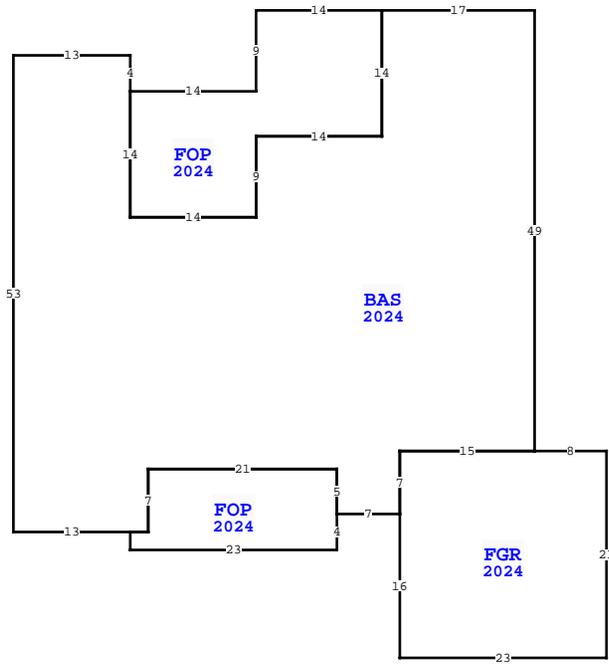


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.06	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,485	100	2024
FGR	529	55	2024
FOP	193	30	2024
FOP	392	30	2024
TOTALS	3,599		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024									
Heated Area: 2485 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,200
TOTAL MARKET OB/XF VALUE		2,430
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		413,630
SOH/AGL Deduction		0
ASSESSED VALUE		413,630
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		413,630
TOTAL JUST VALUE		413,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046662	New Residential C	475,000	03/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1474/414	8/18/2022	WD Q	Q	V	01	39,000

GRANTOR: ROWAN RUTHIE RENE
GRANTEE: BRYAN ZECHER HOMES,

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
1	0166	CONC,PAVMT	0	0	0	810.00	UT	3.00	3.00	100	2024	2023

TOTAL OB/XF												
2,430												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=50,10] S53 E13 E2 N7 E21 S5 E7 N7 E15 N49 W17 S14 W14 S9 W14 N14 N4 W13 \$												
FOP=[YR=2024;ORIG=63,14] S14 E14 N9 E14 N14 W14 S9 W14 \$												
FOP=[YR=2024;ORIG=65,56] S7 W2 S2 E23 N4 N5 W21 \$												
FGR=[YR=2024;ORIG=93,54] S7 S16 E23 N23 W8 W15 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00