

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		4	100
Bathrooms		2.5	100
Frame	01	NONE	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	2,185	100	2025
FGR	636	55	2025
FOP	200	30	2025
FOP	280	30	2025
TOTALS	3,301		

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%	- 2025		351,967	2024	2024	0	0	1.00	99.00
				Heated Area:	2185			HX Base Yr	2025		

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		348,447
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		385,607
SOH/AGL Deduction		0
ASSESSED VALUE		385,607
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,196
TOTAL JUST VALUE		385,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047357	New Residential C	567,700	02/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / V	RSN CD	SALE PRICE
1470/926	5/30/2022	WD Q	Q	V	01	31,900

GRANTOR: ROWAN RUTHIE RENNE
GRANTEE: MORRIS SCOTT A

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	720.00	UT	3.00	3.00	100	2025

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2025;ORIG=80,10] W13 S12 W20 U4L4 N8 W12 N13 W25 S25 E11 S3 E14 S18 E3 S1 E2 E26 N1 E3 S7 E15 N14 E4 N12 W4 N14 \$														
FGR=[YR=2025;ORIG=31,25] W14 N3 W11 S26 E11 S2 E14 N25 \$														
FOP=[YR=2025;ORIG=36,44] E25 S8 W25 N8 \$														
FOP=[YR=2025;ORIG=67,10] W24 S8 D4R4 E20 N12 \$														

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							