



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32		HARDIE BRD 100		
Exterior Wall	00		N/A 0		
Roof Structure	03		GABLE/HIP 100		
Roof Cover	12		MODULAR MT 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	13		LAM/VNLPK 100		
Interior Floor	00		N/A 0		
Air Condition	03		CENTRAL 100		
Heating Type	04		AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2.5 100		
Frame	02		WOOD FRAME 100		
Stories	1.5		1.5 100		
Units			0 100		
Condition Adj	02		02 100		
Kitchen Adjus	01		01 100		
Quality	06	06			
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	01	
NEIGHBORHOOD/LOC	23315.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2026	1,620	206,194
FHS	567	60	2026	340	43,275
FOP	432	30	2026	130	16,546
FOP	540	30	2026	162	20,619
TOTALS	3,159			2,252	286,635

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		286,635	2025	2025	0	0	0.00	100.00
			Heated Area: 2187			HX Base Yr 2026					

FHS
2026

BAS
2026

FOP
2026

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		286,635			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		28,000			
TOTAL MARKET VALUE		314,635			
SOH/AGL Deduction		0			
ASSESSED VALUE		314,635			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		263,224			
TOTAL JUST VALUE		314,635			
NCON VALUE		286,635			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		24,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049885	New Residential C	330,000	05/21/2024
000047762	Electrical Servic	0	07/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1608	1/05/2023	WD	U	V	11	100

GRANTOR: PITTS ROBERT H III
GRANTEE: WEHINGER JOSHUA

EXTRA FEATURES												TOTAL OB/XF		0		
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	0100	C	SFR			100			2.00	AC	1.00	1.00	1.00		14,000.00	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=89,7] E54 S30 W54 N30 \$											
FHS=[YR=2026;ORIG=39,13] E27 S21 W27 N21 \$											
FOP=[YR=2026;ORIG=89,37] E54 S10 W54 N10 \$											
FOP=[YR=2026;ORIG=89,-1] E54 S8 W54 N8 \$											