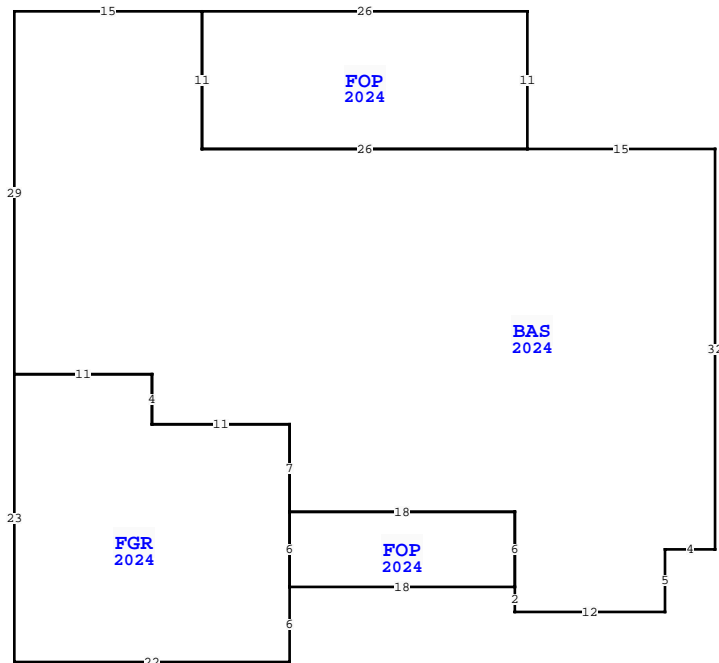


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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: 1699 HX Base Yr												



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	23316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	2024	1,699	212,306
FGR	462	55	2024	254	31,740
FOP	108	30	2024	32	3,998
FOP	286	30	2024	86	10,747
TOTALS	2,555			2,071	258,792

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,792
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		288,472
SOH/AGL Deduction		0
ASSESSED VALUE		288,472
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		288,472
TOTAL JUST VALUE		288,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043868	New Residential C	150,000	03/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2007	6/25/2023	QC	U	I	11	250,000

BUILDING NOTES						
GRANTOR: JOHN AND KYOUNGJA HOM						
GRANTEE: MANPOWER PROVIDERS						
1402/2072	1/06/2020	WD	Q	V	05	100,000
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: JOHN AND KYOUNGJA H						

BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=71,10] S29 E11 S4 E11 S7 E18 S6 S2 E12 N5 E4 N32 W15 W26 N11 W15 \$						
FGR=[YR=2024;ORIG=71,39] S23 E22 N6 N6 N7 W11 N4 W11 \$						
FOP=[YR=2024;ORIG=93,50] S6 E18 N6 W18 \$						
FOP=[YR=2024;ORIG=86,10] S11 E26 N11 W26 \$						

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	0166	CONC,PAVMT	0	0	0	0		560.00	UT	3.00			3.00	100	2024	2023	100	1,680	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							