

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		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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,557	100	2026
FGR	484	55	2026
FOP	120	30	2026
FOP	168	30	2026
TOTALS	2,329		

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%	- 2026		242,768	2025	2025	0	0	0.00	100.00

Heated Area: 1557 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		242,768
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		280,168
SOH/AGL Deduction		0
ASSESSED VALUE		280,168
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		280,168
TOTAL JUST VALUE		280,168
NCON VALUE		245,168
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051743	New Residential C	189,000	12/09/2024
000051391	Right-of-Way Acce		11/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2360	6/09/2024	WD Q	Q	V	01	28,000
GRANTOR: GRZYMALA KENNETH						
GRANTEE: HAPPY LAND DEVELOPM						
1480/1938	12/07/2022	WD Q	Q	V	01	27,500
GRANTOR: SLALANI LLC						
GRANTEE: GRZYMALA KENNETH						

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	0	0	480.00	UT	5.00	5.00	100	2026

TOTAL OB/XF											
2,400											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=70,10] W11 S6 W20 N6 W26 S22 E22 S9 E7 S3 E28 N11 E2 N12 W2 N11 \$											
FGR=[YR=2026;ORIG=13,32] E22 S22 W22 N22 \$											
FOP=[YR=2026;ORIG=42,44] E28 S6 W28 N6 \$											
FOP=[YR=2026;ORIG=39,10] E20 S6 W20 N6 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00