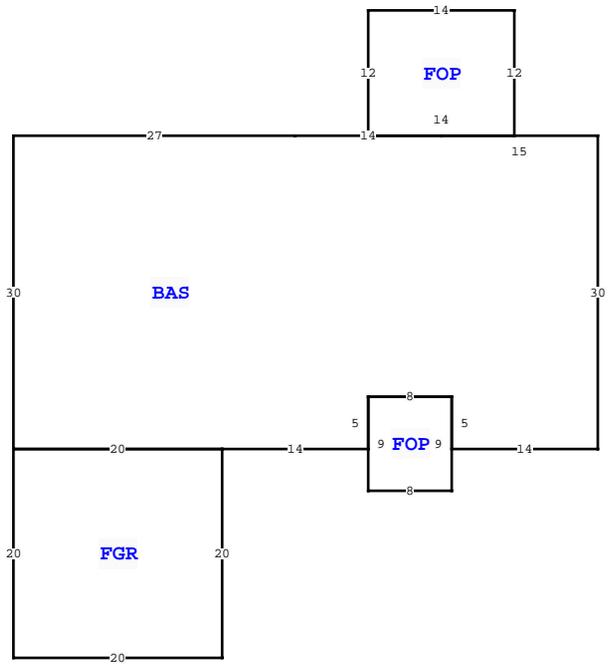


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,640	100	
FGR	400	55	
FOP	72	30	
FOP	168	30	
TOTALS	2,280		

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% - 2022										
				Heated Area: 1640								
					HX Base Yr 2022							



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,985
TOTAL MARKET OB/XF VALUE		9,460
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		286,445
SOH/AGL Deduction		84,951
ASSESSED VALUE		201,494
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		145,083
TOTAL JUST VALUE		286,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049858	Screen Enclosure	9,300	05/20/2024
41371	SFR		02/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1065	7/28/2021	WD Q		I	01	299,900
GRANTOR: TRENT GIEBEIG CONTRUC						
GRANTEE: FLOURNOY DOROTHY						
1418/1367	9/01/2020	WD Q		V	05	45,000
GRANTOR: ANNE E GILROY						
GRANTEE: TRENT GIEBEIG CONST						

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	100	0	0	UT	3.00	3.00	100	2022	2021
2	0169	FENCE/WOOD	0	100	0	0	UT	3,000.00	3,000.00	100	2025	2024
3	0296	SHED METAL	0	100	0	0	UT	3,200.00	3,200.00	100	2025	2024
4	0263	PRCH, USP	0	100	0	0	UT	800.00	800.00	100	2025	2024

TOTAL OB/XF												
9,460												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=40,-41] W15 W14 W27 S30 E20 E14 N5 E8 S5 E14 N30 \$												
FGR=[ORIG=-16,-11] E20 S20 W20 N20 \$												
FOP=[ORIG=18,-53] E14 S12 W14 N12 \$												
POP=[ORIG=18,-16] E8 S9 W8 N9 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00