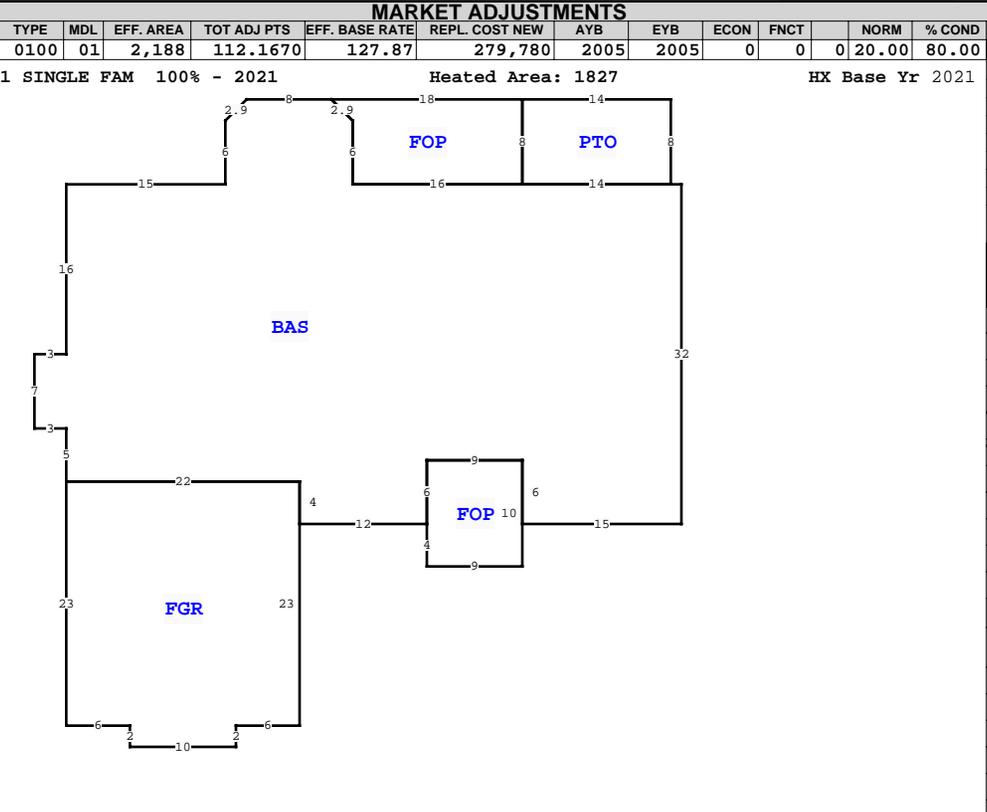


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100		06		
NEIGHBORHOOD/LOC 24416.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100		1,827	186,894
FGR	526	55		289	29,563
FOP	90	30		27	2,762
FOP	130	30		39	3,990
PTO	112	5		6	614
TOTALS	2,685			2,188	223,824

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.50	5.50	100	2005	2005	3	100	1,584	
2	0166	CONC,PAVMT	0	100	0	0	1,984.00	UT	1.40	1.40	100	2005	2005	3	100	2,778	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0210	GARAGE U	0	100	26	42	1,092.00	UT	15.00	15.00	100	2014	2014	3	100	16,380	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2024	2023		97	19,555	
8	0166	CONC,PAVMT	0	100	25	33	537.00	UT	3.00	3.00	100	2024	2023		100	1,611	

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

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,824
TOTAL MARKET OB/XF VALUE		43,308
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,132
SOH/AGL Deduction		64,562
ASSESSED VALUE		237,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,159
TOTAL JUST VALUE		302,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042606	Roof Replacement	15,500	08/23/2021
000041551	Swimming Pool and	42,000	03/18/2021
22520	SFR	560	11/19/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/1130	3/19/2020	WD Q	Q	I	01	234,000
GRANTOR: JAMES LUKOCEVICH						
GRANTEE: JODY WALDRON						
1188/1055	12/16/2009	WD Q	Q	I	01	141,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: JAMES LUKOCEVICH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S16 W3 S7 E3 S5 FGR= S23 E6 S2 E10 N2 E6 N23 W22\$ E22 S4 E12 FOP= S4 E9 N10 W9 S6\$ N6 E9 S6 E15 N32 W1 PTO= N8 W14 S8 E14\$ W14 FOP= N8 W18 D2 R2 S6 E16\$ W16 N6 L2 U2 W8 D2 L2 S6\$.	

LAND DESCRIPTION		TOTAL OB/XF 43,308																						
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							