

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
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
Architctual Units	05	CONV	100
		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,867	100	
FGR	550	55	
FOP	60	30	
UEP	260	60	
TOTALS	2,737		

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%	- 2023								
Heated Area: 1867						HX Base Yr 2023					

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		259,466
TOTAL MARKET OB/XF VALUE		2,522
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		296,988
SOH/AGL Deduction		12,823
ASSESSED VALUE		284,165
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		227,754
TOTAL JUST VALUE		296,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052232	Electrical Servic	0	02/03/2025
25230	SFR	602	11/16/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1944	7/07/2022	WD Q	Q	I	01	325,000
GRANTOR: TOOKER WAYNE L						
GRANTEE: MOBLEY JONATHAN CHA						
1318/2561	6/27/2016	WD Q	Q	I	01	172,000
GRANTOR: MICHAEL T CENDRO AS P						
GRANTEE: WAYNE L & DELANNA S						

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	100	0	1,121.00	UT	2.25	2.25	100	2007

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/14/2026
LAND DATE	MLU
AG DATE	

BUILDING DIMENSIONS	
BAS= W13 UEP= N12 W25 S7 E8 S5 E17\$ W17 N5 W8 N7 W25 S25 FGR= S25 E22 N25 W22\$ E22 S16 E9 FOP= S6 E10 N6 W10\$ E19 S4 E13 N33\$.	

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							