

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	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	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24515.02	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,700	100	2026
FOP	154	30	2026
UAT	520	10	2026
TOTALS	2,374		

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%	- 2026								
Heated Area: 1700											
HX Base Yr 2026											
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 04/08/2025 MLU INC DATE: _____ AG DATE: _____											

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			221,028
TOTAL MARKET OB/XF VALUE			15,600
TOTAL LAND VALUE - MARKET			117,090
TOTAL MARKET VALUE			248,991
SOH/AGL Deduction			0
ASSESSED VALUE			248,991
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			197,580
TOTAL JUST VALUE			353,718
NCON VALUE			221,028
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051430	New Residential C	317,000	11/07/2024
000049453	Storage Building	27,250	03/19/2024
000048832	Electrical Servc	0	12/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/1481	7/07/2023	TR	Q	V	01	129,000

GRANTOR: GOROSPE SHIRLEY ANN R
GRANTEE: RYAN JONATHON RALPH

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=80,10] W26 S2 W14 N2 W13 S34 E13 N9 E14 S11 E2 E24 N36 \$									
FOP=[YR=2026;ORIG=56,46] E22 S7 W22 N7 \$									
UAT=[YR=2026;ORIG=94,13] E26 S20 W26 N20 \$									

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	0040	BARN, POLE	0	100	0	0		5.00	100	2025	2024		100	15,600	

LAND DESCRIPTION										TOTAL OB/XF										15,600				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0					12.01	AC		1.00	1.00	1.00	280.00	280.00	3,363							
3	9910	M	MKT. VAL. AG	0					12.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,090							