

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,218	122.2200	136.89	303,622	1985	2000	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1793 HX Base Yr 2025

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		227,716
TOTAL MARKET OB/XF VALUE		4,715
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		254,931
SOH/AGL Deduction		74,992
ASSESSED VALUE		179,939
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		123,528
TOTAL JUST VALUE		254,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,635

QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
05 05	0100		06	25416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	7,187
BAS	1,723	100		1,723	176,896
FEP	176	80		141	14,476
FGR	440	55		242	24,845
FOP	140	30		42	4,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055550	Roof Replacement	15,480	04/24/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2547	12/04/2024	WD	Q	I	01	260,000

GRANTOR: WILKINSON SARINYARAT
GRANTEE: JOHNSON LORI

1522/2464	8/28/2024	WD	U	I	11	100
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GRANTOR: WILKINSON ANTHONY
GRANTEE: WILKINSON SARINYARA

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	0120	CLFENCE 4	0	100	0	250.00	UT	4.50	4.50	100	1993	1993	3	100	1,125	
2	0296	SHED METAL	0	100	10	130.00	UT	5.00	5.00	100	1993	1993	3	100	650	
3	0166	CONC,PAVMT	0	100	16	70	UT	2.00	2.00	100	1993	1993	3	100	2,240	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

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	1155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

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	1155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							