

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,287	114.8480	128.63	294,177	1996	1996	0	0	31.18	68.82

1 SINGLE FAM 0% - 0 Heated Area: 2148 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		202,453
TOTAL MARKET OB/XF VALUE		3,472
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		233,925
SOH/AGL Deduction		0
ASSESSED VALUE		233,925
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		233,925
TOTAL JUST VALUE		233,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,102

QUALITY	CD	CONSTRUCTION
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100		368	32,577
BAS	1,780	100		1,780	157,571
FOP	56	30		17	1,505
FOP	100	30		30	2,656
FSP	80	40		32	2,833
UEP	100	60		60	5,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10775	SFR	295	02/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/2245	5/13/2013	WD	U	I	12	55,000

GRANTOR: COLUMBIA BANK
GRANTEE: MICHELLE LARSEN & D
1248/2153 1/16/2013 CT U I 18 100
GRANTOR: CLERK OF COURT (TRIM
GRANTEE: COLUMBIA BANK

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	2,484	202,453

L	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	0166	CONC, PAVMT	0	0	0	0	475.00	UT	1.50	1.50	100	1996	1996	3	100	713	
2	0120	CLFENCE	4	0	0	0	170.00	UT	4.50	4.50	60	1993	1993	3	60	459	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0060	CARPOT F	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
5	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W30 FOP= N10 W10 S10 E10\$ W10 UEP= N10 W10 S10 E10\$ W10 N4 FSP= N8 W10 S8 E10\$ W10 S20 BAS= W3 S23 E16 N23 W13\$ E13 S18 FOP= S4 E14 N4 W14\$E36 N6 E11 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0			RSF/MR	45.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							