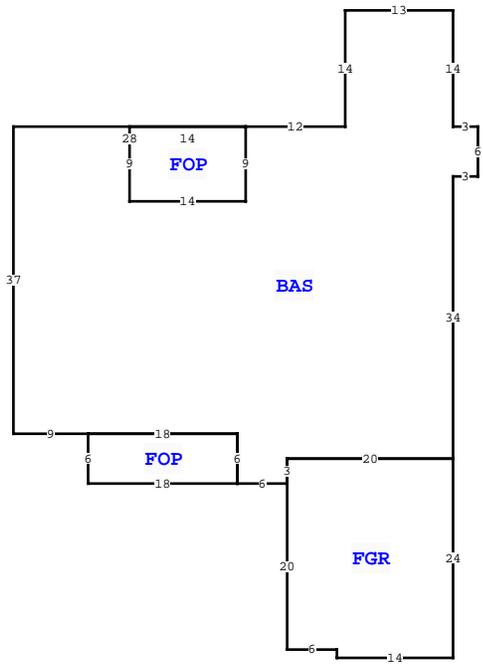


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,257	100	
FGR	474	55	
FOP	108	30	
FOP	126	30	
TOTALS	2,965		

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% - 2021		152.75	395,317		2019		0	6.00	94.00
Heated Area: 2257											
HX Base Yr 2021											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	371,598
BUILDING MARKET VALUE	Tax Dist:	37,100
TOTAL MARKET OB/XF VALUE		65,000
TOTAL LAND VALUE - MARKET		473,698
TOTAL MARKET VALUE		146,047
SOH/AGL Deduction		327,651
ASSESSED VALUE		51,411
TOTAL EXEMPTION VALUE	HX HB	276,240
BASE TAXABLE VALUE		473,698
TOTAL JUST VALUE		0
NCON VALUE		
INCOME VALUE		461,062
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40922	STORAGE	0	11/19/2020
37302	SFR	1,009	10/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2482	6/19/2020	WD Q	I	01		361,500
GRANTOR: ANTHONY R & BRANDI N						
GRANTEE: EDWARD G & NINA C R						
1365/0526	7/12/2018	WD Q	V	01		30,000
GRANTOR: JOYCE GREESOM						
GRANTEE: ANTHONY R & BRANDI						

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	0031	BARN,MT AE	0 100	36	30	1,080.00	UT	10.00	10.00	100	2019	2019	3	100	10,800		
2	0252	LEAN-TO W/	0 100	30	12	360.00	UT	1.50	1.50	100	2019	2019	3	100	540		
3	0166	CONC,PAVMT	0 100	30	24	720.00	UT	2.25	2.25	100	2019	2019	3	100	1,620		
4	0030	BARN,MT	0 100	30	42	1.00	UT	11,340.00	11,340.00	100	2021	2020		100	11,340		
5	0210	GARAGE U	0 100	20	40	1.00	UT	12,800.00	12,800.00	100	2021	2020		100	12,800		
TOTALS															2,965	2,588	371,598

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							