

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

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%	- 2025								
Heated Area: 2210						HX Base Yr 2025					

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,210	100		2,210	247,227
FGR	528	55		290	32,441
FOP	144	30		43	4,810
<b>TOTALS</b>	<b>2,882</b>			<b>2,543</b>	<b>284,479</b>

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	0166	CONC, PAVMT	0	100	0	0	0	0	1,565.00	UT	2.50	2.50	100	2006	2006	3	100	3,913	
2	0258	PATIO	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	0031	BARN, MT AE	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,500	
4	0252	LEAN-TO W/	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

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VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 2	
BUILDING MARKET VALUE				284,479	
TOTAL MARKET OB/XF VALUE				13,213	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				332,692	
SOH/AGL Deduction				0	
ASSESSED VALUE				332,692	
TOTAL EXEMPTION VALUE				HX HB 13 332,692	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				332,692	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				331,487	

SALES DATA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048080	Roof Replacement	23,300	09/12/2023
24566	SFR	653	05/26/2006

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

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1512/1007	4/09/2024	WD Q	I 01	373,000
GRANTOR: SHALLAR HALEY M				
GRANTEE: FOUST EDWARD				
1480/1724	12/05/2022	WD Q	I 01	335,000
GRANTOR: STRICKLAND KENNETH C				
GRANTEE: SHALLAR HALEY M				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W36 D3 L3 L3 U3 W8 D3 L3 S17 W2 S19 E2 FGR= S24 E22 N24 W22\$ E22 FOP= S8 E18 N8 W18\$ E18 S7 E13 N34 U3 R3 N6 L3 U3 \$.			