

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
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	03	03	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,487	100	
FDU	240	60	
FEP	280	80	
FGR	552	55	
FOP	192	30	
TOTALS	3,751		

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%	- 2023								
				Heated Area: 2487							
					HX Base Yr 2023						

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		351,804
TOTAL MARKET OB/XF VALUE		22,993
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		409,797
SOH/AGL Deduction		32,558
ASSESSED VALUE		377,239
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		275,828
TOTAL JUST VALUE		409,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30333	MAINT/ALTR	0	08/02/2012
14175	POOL	90	06/22/1998
14131	SFR	360	06/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1553	8/31/2022	WD	Q	I	05	475,000
GRANTOR: FOURAKER RICHARD						
GRANTEE: NIETO JEANNE NOEL						
1233/0365	4/12/2012	WD	Q	I	01	270,000
GRANTOR: JAMES E & MARGARET RI						
GRANTEE: RICHARD & JANA FOUR						

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	0280	POOL R/CON	0	100	17	27	UT	70.00	70.00	100	1998	1998	3	40	12,852				
2	0264	PRCH,FSP	0	100	28	42	UT	4.00	4.00	100	1998	1998	3	100	4,704				
3	0166	CONC,PAVMT	0	100	0	0	UT	1.50	1.50	100	1998	1998	3	100	2,991				
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200				
5	0060	CARPORT F	0	100	10	25	UT	5.00	5.00	75	1998	1998	3	75	938				
6	0166	CONC,PAVMT	0	100	11	14	UT	2.00	2.00	100	1998	1998	3	100	308				
TOTALS															3,751	3,217	351,804		

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							