

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	50
Exterior Wall	32	HARDIE BRD	50
Roof Structure	03	GABLE/HIP	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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	2,219	100	
FDG	288	60	
FGR	504	55	
FOP	80	30	
FSP	397	40	
TOTALS	3,488		

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%	- 2006								
Heated Area: 2219						HX Base Yr 2006					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		306,602	
TOTAL MARKET OB/XF VALUE		6,323	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		347,925	
SOH/AGL Deduction		120,938	
ASSESSED VALUE		226,987	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		170,576	
TOTAL JUST VALUE		347,925	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052433	Roof Replacement	24,925	02/25/2025
22328	SFR	646	09/21/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0980	4/07/2016	WD	U	I	30	100

GRANTOR: KATHRYN E MCELHANEY
GRANTEE: KATHRYN E & RONALD
1048/2660 5/31/2005 WD Q I 257,900
GRANTOR: ISAAC CONST
GRANTEE: KATHRYN E MCELHANEY

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		2.50	2.50	100	2005	2005	3	100	6,323	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W15 N3 L3 U3 W7 FSP= W43 S10 E36 R4 U4 N3 R3 U3 \$
D3 L3 S3 D4 L4 W36 S36 E15 N6 E8 FOP= S4 E13 N4 W3 N4 W7
S4 W3\$ E3 N4 E7 S4 E11 FGR= S17 E12 S2 E12 N22 W24 S3\$ N3 E24
N31\$ PTR= N30 FDG= N24 W12 S24 E12\$ S30\$.

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							