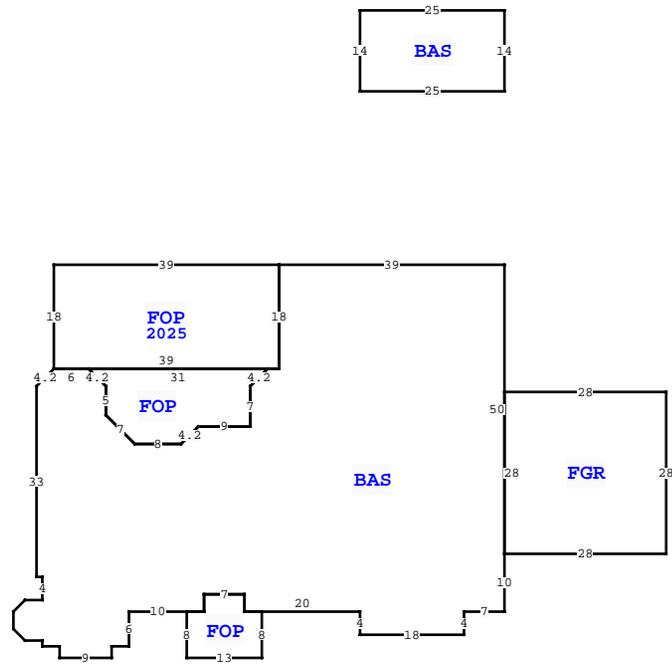


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	350	100	
BAS	3,994	100	
FGR	784	55	
FOP	125	30	
FOP	290	30	
FOP	702	30	2025
TOTALS	6,245		

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:	4344			HX Base Yr	2025			



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		585,179
TOTAL MARKET OB/XF VALUE		71,074
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		723,453
SOH/AGL Deduction		171,311
ASSESSED VALUE		552,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		500,731
TOTAL JUST VALUE		723,453
NCON VALUE		2,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051126	Additions	11,580	10/16/2024
000050425	Swimming Pool and	81,949	07/23/2024
000048895	Roof Replacement	46,000	12/21/2023
27199	SFR	1,546	07/23/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1250	11/04/2025	WD	U	I	11	100
GRANTOR: SESSIONS KAREN O'NEAL						
GRANTEE: SESSIONS KAREN O'NE						
1515/2431	5/31/2024	WD	Q	I	01	788,000
GRANTOR: GORDON ROBERT JR						
GRANTEE: SESSIONS KAREN O'NE						

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	30	30	UT	11.00	11.00	100	2009	2009	3	100	9,900			
2	0166	CONC,PAVMT	0	100	0	0	UT	3.00	3.00	100	2009	2009	3	100	16,362			
3	0030	BARN,MT	0	100	0	0	UT	8,000.00	8,000.00	100	2023	2022		100	8,000			
4	0169	FENCE/WOOD	0	100	0	0	UT	1,000.00	1,000.00	100	2023	2022		100	1,000			
5	0280	POOL R/CON	0	100	14	30	UT	70.00	70.00	100	2025	2024		98	28,812			
6	0166	CONC,PAVMT	0	100	0	0	UT	3.00	3.00	100	2025	2024		100	4,500			
7	0080	DECKING	0	100	0	0	UT	2,500.00	2,500.00	100	2026	2025		100	2,500			
TOTALS													6,245		5,111	585,179		

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-3	0.00	0.00	4.48	AC		1.00	1.00	1.00	15,000.00	15,000.00	67,200							