

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 70	
Exterior Wall	04	SINGLE SID 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
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	02	02 100	
Kitchen Adjus	01	01 100	
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,867	100	
FCP	630	25	
FGR	582	55	
FOP	69	30	
FOP	115	30	
FST	90	55	
TOTALS	3,353		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,450	94.6331	105.99	259,676	1965	1975	0	0	35.00	65.00	
1 SINGLE FAM			0% - 2026	Heated Area: 1867			HX Base Yr					

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		168,789
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		14,655
TOTAL MARKET VALUE		185,094
SOH/AGL Deduction		0
ASSESSED VALUE		185,094
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		185,094
TOTAL JUST VALUE		185,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2552	2/04/2025	WD	U	I	38	161,000
GRANTOR: MCCLAIN JUANITA						
GRANTEE: WATERS STACEY						
1359/0139	5/02/2018	LE	U	I	14	100
GRANTOR: JUANITA D MCCLAIN (LE						
GRANTEE: EMERSON, CALDWELL &						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0
TOTALS												

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W20 S20 W14 S40 E20 N3 FOP= E23 N5 W23 S5\$ N5 FOP= E23 N3 W23 S3\$ N3 E23 FGR= S3 FCP= S30 E21 N30 W21\$ E21 N32 W12FST= W9 S10 E9 N10\$ S10 W9 S19\$ N29W9N20\$.												

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	0		*RSF-3	0.00	0.00	15,425.93	SF		1.00	1.00	1.00	0.95	0.95	14,655								