

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 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 Units	05	CONV 100 0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2019		142.55	382,177	2018	2018	0	0	7.00	93.00

Heated Area: 2245 HX Base Yr 2019

Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	31417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100		2,245	297,623
FGR	552	55		304	40,302
FOP	192	30		58	7,689
FOP	248	30		74	9,811
TOTALS	3,237			2,681	355,425

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		355,425
TOTAL MARKET OB/XF VALUE		10,448
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		418,373
SOH/AGL Deduction		122,574
ASSESSED VALUE		295,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,388
TOTAL JUST VALUE		418,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,394

LAND:1:1: 3.25 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041597	Storage Building	8,000	03/25/2021
36755	SFR	1,132	05/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0644	5/05/2017	WD Q	V		01	32,000
GRANTOR: CHARLIE SPARKS TRUSTE						
GRANTEE: JORDAN D HOGAN & VI						
1310/1549	12/22/2015	WD U	V	12		56,900
GRANTOR: JONATHAN & ASHLEY MOR						
GRANTEE: CHARLIE SPARKS TRUS						

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	2,024.00	UT	2.00	2.00	100	2018	2018	3	100	4,048	
2	0031	BARN, MT AE	0	100	20	400.00	UT	15.00	15.00	100	2022	2021		100	6,000	
3	0120	CLFENCE	4	0	100	1.00	UT	400.00	400.00	100	2022	2021		100	400	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2022 MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S14 FOP= W31 S8 E31 N8 S8 W43 S8 W5 S20 E5 S5 FOP= S6 E32 N6 W32 S E32 N6 E11 FGR= S6 E12 S2 E12 N24 W24 S16 S N16 E24 N33 S.	

LAND DESCRIPTION		TOTAL OB/XF 10,448																						
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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							