

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	60	
Exterior Wall	21	STONE		40	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	14	CARPET		90	
Interior Floor	08	SHT	VINYL	10	
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	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	100000.24	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	273	100		273	14,266
BAS	1,536	100		1,536	80,262
FCP	351	25		88	4,598
FEP	1,189	80		951	49,694
FSP	144	40		58	3,031
TOTALS	3,493			2,906	151,850

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/MH CON	0% - 0			253,084	1989	1990	0	0	40.00	60.00
				Heated Area:	1809	HX Base Yr					

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			151,850
TOTAL MARKET OB/XF VALUE			22,198
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			198,048
SOH/AGL Deduction			11,974
ASSESSED VALUE			186,074
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			186,074
TOTAL JUST VALUE			198,048
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0207	11/12/2015	WD	Q	I	01	139,900
GRANTOR: VIPAN KAUSHAL						
GRANTEE: JONATHAN & DELENNA						
1286/0063	12/01/2014	WD	U	I	30	100
GRANTOR: JL GREATHOUSE & ASSOC						
GRANTEE: VIPAN KAUSHAL						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,500.00	2,500.00	50	1993	1993	3	50	1,250	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0294	SHED WOOD/	0	0	12	14	168.00	UT	5.50	5.50	100	1993	1993	3	100	924	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	0	0	0	850.00	UT	7.50	7.50	50	2002	2002	3	50	3,188	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
TOTALS															22,198		

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							