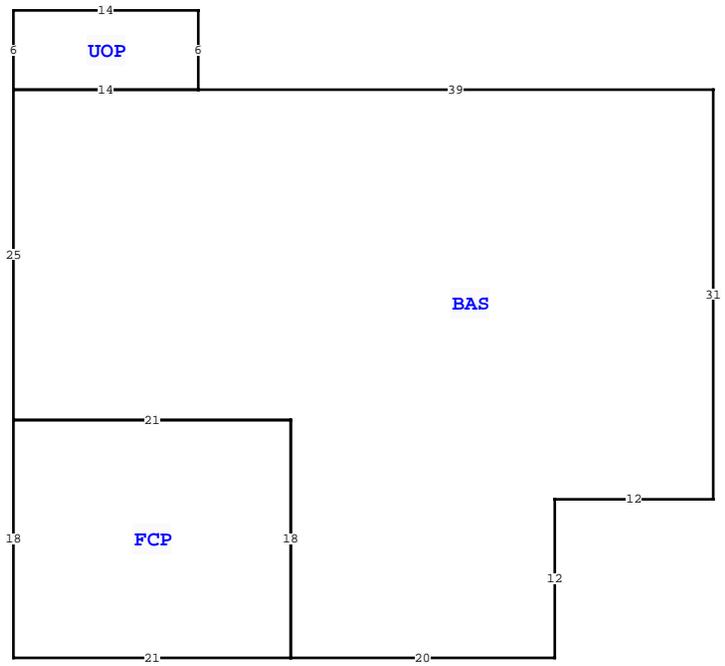


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	32316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,757	100	
FCP	378	25	
UOP	84	20	
TOTALS	2,219		

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%	- 0		Heated Area: 1757					HX Base Yr			



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,011
TOTAL MARKET OB/XF VALUE		14,003
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		197,014
SOH/AGL Deduction		109,869
ASSESSED VALUE		87,145
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,734
TOTAL JUST VALUE		197,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31824	M H	325	03/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/968	11/10/2023	LE U	I	14		100

GRANTOR: MCGUIRE HARDRICK  
GRANTEE: MCGUIRE FLOSSIE REV

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00
5	0251	LEAN TO W/	0	100	20	22	440.00	UT	1.00	1.00
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00
9	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF													
11,503													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/22/2026			MLU							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W39 UOP= N6 W14 S6 E14\$W14 S25 FCP= S18 E21 N18 W21\$E21 S18 E20 N12 E12 N31\$.									

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-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

