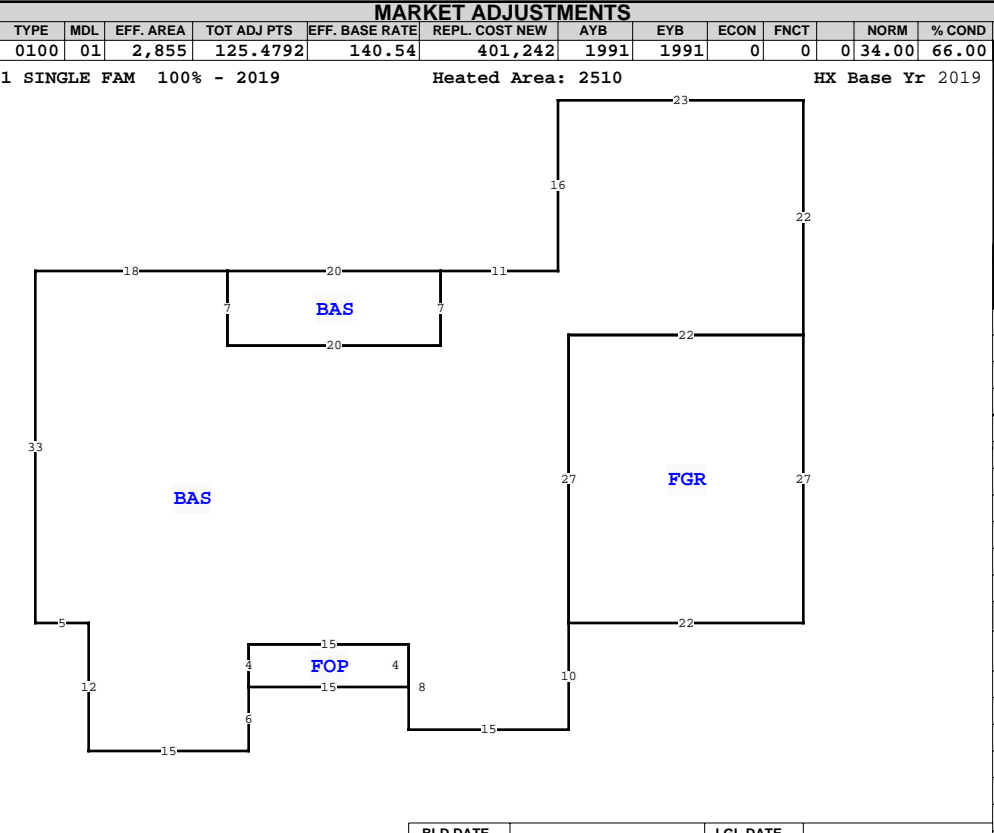


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 60				
15	HARDTILE 40				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
01	NONE 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
07	07				
0100	SINGLE FAMILY				
	MAP NUM MKT AREA		06		
	NEIGHBORHOOD/LOC	33316.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	12,986
BAS	2,370	100		2,370	219,833
FGR	594	55		327	30,332
FOP	60	30		18	1,670
TOTALS	3,164			2,855	264,820



VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		264,820	
TOTAL MARKET OB/XF VALUE		23,496	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		323,316	
SOH/AGL Deduction		91,213	
ASSESSED VALUE		232,103	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		180,692	
TOTAL JUST VALUE		323,316	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,328	
LAND:1:1: .98 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2578	10/15/2025	QC	U	I	11	100
GRANTOR: DEACONESCU SONDR A MAR						
GRANTEE: DEACONESCU SONDR A M						
1335/1780	4/19/2017	WD	Q	I	01	271,000
GRANTOR: STEPHEN M & CHRISTY L						
GRANTEE: SONDR A MARIE LANIER						

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	14 100	1,400.00	UT	1.40	1.40	100	0	0	3	100	1,960	
2	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0 100	32 16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0282	POOL ENCL	0 100	0 0	1,000.00	UT	15.00	15.00	100	1994	1994	3	40	6,000	
<b>TOTAL OB/XF</b> 23,496															

LAND DESCRIPTION		TOTAL OB/XF 23,496																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BUILDING NOTES	
BLD DATE XF DATE INC DATE	
LGL DATE LAND DATE AG DATE	
04/03/2025 MLU	
BUILDING DIMENSIONS	
BAS= W23 S16 W11 BAS= W20 S7 E20 N7\$ S7 W20 N7 W18 S33 E5S12 E15 N6 FOP= E15 N4 W15 S4\$ N4 E15 S8 E15 N10 FGR= E22 N27 W22 S27\$ N27 E22 N22\$.	