

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	33316.04	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,781	100	2023
FGR	400	55	2023
FOP	35	30	2023
FOP	104	30	2023
TOTALS	2,320		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
Heated Area: 1781 HX Base Yr												

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,891
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		277,331
SOH/AGL Deduction		0
ASSESSED VALUE		277,331
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		277,331
TOTAL JUST VALUE		277,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043224	New Residential C	177,600	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1835	7/19/2024	QC	U	I	11	100

GRANTOR: DOMINGUEZ ROLANDO
GRANTEE: DMF PATRIMONY TRUST
1480/1499 11/29/2022 WD Q I 01 312,000
GRANTOR: WJHFL LLC, D/B/A WJH
GRANTEE: DOMINGUEZ ROLANDO

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						
1	0166	CONC,PAVMT	0	0	0	0		480.00	UT	3.00		3.00	100	2023	2022	100	1,440	

TOTAL OB/XF												
1,440												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=80,10] W12 S8 W13 N8 W14 S39 E20 S14 E5 S7 E14 N60 \$												
FGR=[YR=2023;ORIG=41,49] E20 S20 W20 N20 \$												
FOP=[YR=2023;ORIG=55,10] E13 S8 W13 N8 \$												
FOP=[YR=2023;ORIG=61,63] E5 S7 W5 N7 \$												

LAND DESCRIPTION																								
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							