

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
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
Architctual Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,182	100	
FGR	594	55	
FOP	88	30	
FOP	270	30	
TOTALS	3,134		
		2,616	302,290

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%	- 2021								
				Heated Area: 2182			HX Base Yr 2021				

VALUATION BY		STANDARD
VALUATION SUMMARY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		302,290
TOTAL MARKET OB/XF VALUE		6,552
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		333,842
SOH/AGL Deduction		121,721
ASSESSED VALUE		212,121
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,710
TOTAL JUST VALUE		333,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
400	SFR	0	07/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1820	2/18/2025	LE U		I	14	100
GRANTOR: SESSA DONNA J (ENH LE						
GRANTEE: PORTER KRISTINA S (
1422/2534	9/25/2020	WD Q		I	01	265,000
GRANTOR: JERRY CASTAGNA						
GRANTEE: DONNA J SESSA						

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	0166	CONC,PAVMT	0	100	0	0		2.00	2.00	100	2019	2019	3	100	3,052	
2	0169	FENCE/WOOD	0	100	0	0		3,500.00	3,500.00	100	2023	2022		100	3,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W9 FOP= N10 W27 S10 E27\$ W53 S40 E13 FOP= E22 N4 W22 S4\$ N4 E22 FGR= S18 E27 N22 W27 S4\$ N4 E27 N21 E1 N6 W1 N5\$.	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							