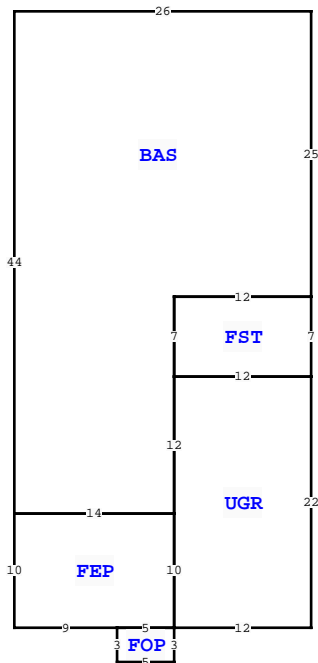


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	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	06
NEIGHBORHOOD/LOC	34317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	916	100	
FEP	140	80	
FOP	15	30	
FST	84	55	
UGR	264	45	
TOTALS	1,419		1,197

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%	- 2017		126.58	151,516	1989	1989	0	0	35.00	65.00
					Heated Area: 916					HX Base Yr 2017		



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		98,485
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		121,385
SOH/AGL Deduction		51,374
ASSESSED VALUE		70,011
TOTAL EXEMPTION VALUE	HX HB	45,011
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045816	Roof Replacement	9,400	10/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/2125	3/06/2019	LE	U	I	14	100
GRANTOR: JAMES L GALBRAITH (EN)						
GRANTEE: IAN JAMES GALBRAITH						
1318/0092	6/30/2016	WD	Q	I	01	65,000
GRANTOR: VIVIAN F JOHNSON (UNR)						
GRANTEE: JAMES L GALBRAITH (

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			0.00	100	0		3	100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS= W26 S44 FEP= S10 E9 FOP= S3 E5 N3 W5\$ E5 N10 W14\$ E14 UGR= S10 E12 N22 W12 S 12\$ N12 FST= E12 N7 W12 S7\$ N7 E12 N25\$.	

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							