

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 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	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,560	123.4530	140.74	219,554	1966	1966	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1380 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,710
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		165,215
SOH/AGL Deduction		86,057
ASSESSED VALUE		79,158
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		22,747
TOTAL JUST VALUE		165,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,711

QUALITY	DOR CODE	MAP NUM	MKT AREA
05 05	0100		06

NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
34317.070 1.00/	BAS	1,380	100		1,380	126,244
	FOP	240	25		60	5,489
	FOP	24	30		7	640
	FST	84	55		46	4,208
	USP	192	35		67	6,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050382	Electrical Servic	0	07/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/928	10/05/2021	LE U		I	14	0

GRANTOR: BIRCHARD JESSIE (ENH)
GRANTEE: BIRCHARD MARK (RMDR)

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
TOTALS	1,920				04/21/2023		MLU

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	0	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	0	0	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	10	12	0	7.50	7.50	100	1993	1993	3	100	900	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 S27 E23 FOP= E6 N4 W6 S4\$ N4 E6 S4 E23 FCP= E12 N20 W12 S20\$ N20 FST= E12 N7 W12 S7\$ N7 USP= N12 W16 S12 E16\$ W16\$.	

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	90.00	142.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							