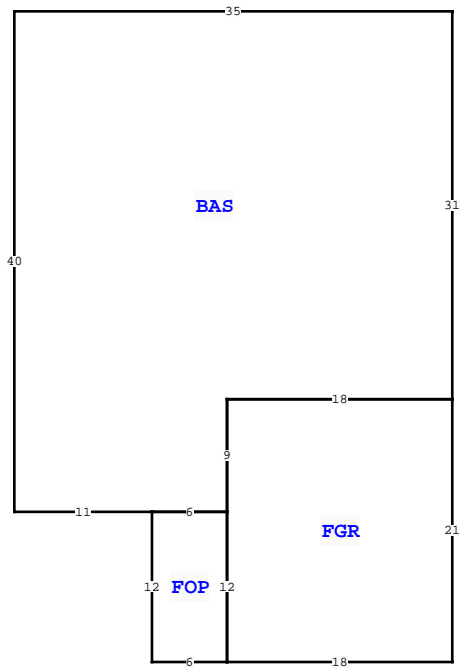


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	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	3417.1100	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,238	100	
FGR	378	55	
FOP	72	30	
TOTALS	1,688		

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%	2013								
Heated Area: 1238						HX Base Yr 2013					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,623
TOTAL MARKET OB/XF VALUE		678
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		152,051
SOH/AGL Deduction		68,680
ASSESSED VALUE		83,371
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		26,960
TOTAL JUST VALUE		152,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042847	Roof Replacement	8,000	09/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1773	10/24/2012	WD	Q	I	01	62,500
GRANTOR: JAMES A WYNKOOP						
GRANTEE: RICHARD & LINDA WEL						
1239/1781	8/03/2012	WD	Q	I	01	65,000
GRANTOR: GEORGE & MIRIAM ENGEL						
GRANTEE: JAMES A WYNKOOP						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.40
2	0120	CLFENCE	0.00

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	30	9	UT	1.40	1.40	100	0
2	0120	CLFENCE	4	0	100	0	UT	0.00	0.00	100	2012

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

BUILDING DIMENSIONS	
BAS= W35 S40 E11 FOP= S12 E6 N12 W6\$ E6 FGR= S12 E18 N21 W18 S9\$ N9 E18 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.10	22,500.00	24,750.00	24,750							