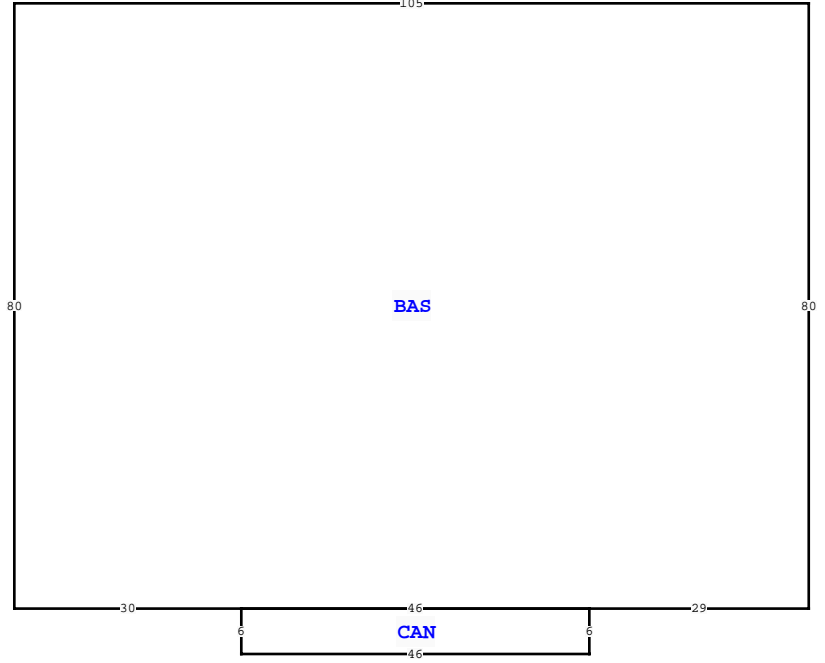


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	05	STEEL	100
Story Height		16	100
RMS		3	100
Stories	1.	1.100	
Units		0	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	8,400	100	
CAN	276	30	
TOTALS	8,676		
		8,483	309,134

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
3600	04	8,483	83.4360	46.72	396,326	2012	2012	0	0	10	12.00	78.00	
1 STORE DISC 0% - 0 Heated Area: 8400 HX Base Yr													



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,134
TOTAL MARKET OB/XF VALUE		56,505
TOTAL LAND VALUE - MARKET		126,901
TOTAL MARKET VALUE		492,540
SOH/AGL Deduction		0
ASSESSED VALUE		492,540
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		492,540
TOTAL JUST VALUE		492,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30034	COMMERCIAL	2,725	03/27/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0044	8/15/2013	WD	U	I	37	1,007,500
GRANTOR: FAMILY DOLLAR STORES						
GRANTEE: REALTY INCOME PROPE						
1233/0434	4/11/2012	WD	Q	V	03	137,200
GRANTOR: JOAQUIN & ALEXANDRIA						
GRANTEE: FAMILY DOLLAR STORE						

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	0260	PAVEMENT-A	0	0	0	0	23,900.00	UT	1.60	1.60	100	2012	2012	3	100	38,240	
2	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2012	2012	3	100	7,500	
3	0166	CONC,PAVMT	0	0	0	0	2,560.00	UT	2.25	2.25	100	2012	2012	3	100	5,760	
4	0164	CONC BIN	0	0	0	0	455.00	UT	11.00	11.00	100	2012	2012	3	100	5,005	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2022	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W105 S80 E30 CAN= S6 E46 N6 W46\$ E46 E29 N80\$.													

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	1100	C	STORE 1FLR	0		00	0.00	0.00	59,024.00	SF		1.00	1.00	1.00	1.35	1.35	79,682							
2	1100	C	STORE 1FLR	0			0.00	0.00	59,024.00	SF		1.00	1.00	1.00	0.80	0.80	47,219							