

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	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	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,618	100	
FOP	254	30	
FSP	256	40	
TOTALS	3,128		

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%	- 0								
Heated Area: 2618 HX Base Yr											

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		223,759
TOTAL MARKET OB/XF VALUE		29,206
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		294,965
SOH/AGL Deduction		128,080
ASSESSED VALUE		166,885
TOTAL EXEMPTION VALUE	VX VP HX HB	155,838
BASE TAXABLE VALUE		11,047
TOTAL JUST VALUE		294,965
NCON VALUE		5,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046518	Roof Replacement	23,440	02/14/2023
41064	REMODEL		12/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1599	3/07/2025	LE U		I	14	100
GRANTOR: WEST JAMES DONALD (EN)						
GRANTEE: TILLOTSON APRYLL W						
0565/0270	5/01/1985	WD Q		I		80,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPFC PF	1,200.00
3	0280	POOL R/CON	70.00
5	0120	CLFENCE 4	0.00
6	0210	GARAGE U	0.00
7	0120	CLFENCE 4	0.00
8	0251	LEAN TO W/	0.00
9	0060	CARPORT F	2,500.00
10	0296	SHED METAL	500.00
11	0296	SHED METAL	2,500.00

TOTAL OB/XF											
L N	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	0	1.00	UT	0.00	0.00	100	0
2	0190	FPFC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0
3	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	1975
5	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993
6	0210	GARAGE U	0	100	20	1.00	UT	0.00	0.00	100	1993
7	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2009
8	0251	LEAN TO W/	0	100	0	1.00	UT	0.00	0.00	100	2009
9	0060	CARPORT F	0	100	0	1.00	UT	2,500.00	2,500.00	100	2026
10	0296	SHED METAL	0	100	0	1.00	UT	500.00	500.00	100	2026
11	0296	SHED METAL	0	100	0	1.00	UT	2,500.00	2,500.00	100	2026

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	ADJ UNIT PRICE
1	0100	C SFR	20,000.00

L N	USE CODE	CLS	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	100		A-1	0.00	0.00	2.10	AC		1.00	1.00	1.00	20,000.00	20,000.00	42,000							

BUILDING NOTES	
BAS= W23 FSP= N16 W16 S16E16\$ W 69 S28 E32 FOP= S8 E37 N6W29 N4 W8 S2\$ N2 E8 S4 E29 N2 E23 N28\$.	
BUILDING DIMENSIONS	