

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	05		WOOD	FRAME 100	
Exterior Wall	05		HARDIE	BRD 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP	SHNGL 100	
Interior Wall	05		DRYWALL	100	
Interior Floor	12		HARDWOOD	50	
Interior Floor	14		CARPET	50	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	2		MKT AREA	10	
NEIGHBORHOOD/LOC	350.00		1.10/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2019	1,658	192,116
FGR	490	50	2019	245	28,389
FOP	58	30	2019	17	1,970
FSP	114	55	2019	63	7,300
PTO	170	5	2019	8	927
TOTALS	2,490			1,991	230,701

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%	- 2023	120.70	240,314	2019	2019	0	0	4.00	96.00

Heated Area: 1658 HX Base Yr 2023

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		230,701
TOTAL MARKET OB/XF VALUE		11,090
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		291,791
SOH/AGL Deduction		33,834
ASSESSED VALUE		257,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,957
TOTAL JUST VALUE		291,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,466

PORT FROM JEFFERSON - LAWSON
 5 & 6
 5 YR PRCL CH, CHG CODE XFOB LN 4, PU XFOB LN
 ADD HX FOR 2020- BREEDLOVE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000106	SHED-CO	0	06/24/2020
18000055	SFD-CO	0	10/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0586	11/14/2022	WD Q	Q	I	01	315,000

GRANTOR: BREEDLOVE DENNIE HARR
 GRANTEE: LAWSON SHAY NICOLE
 1101/0316 2/20/2019 WD Q I 01 217,900
 GRANTOR: PAFFORD PROPERTIES &
 GRANTEE: BREEDLOVE DENNIE HA

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	0210	CONCRETE D	0	100	53	16		6.00	6.00	100	2019	2019	3	85	4,325	
2	0211	CONCRETE W	0	100	65	4		6.00	6.00	100	2019	2019	3	85	1,326	
3	0211	CONCRETE W	0	100	6	4		6.00	6.00	100	2019	2019	3	85	122	
4	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2019	2019	3	96	1,382	
5	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2020	2020	3	97	2,910	
6	0625	PORT WD UT	0	100	16	12		6.00	6.00	100	2020	2020	3	89	1,025	

TOTAL OB/XF 11,090

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W17 S10 E17 BAS=[YR=2019] W17 FSP=[YR=2019]
 N10 W12 S4 E1 S6 E11\$ W11 N6 W27 S27 FGR=[YR=2019] S23 E23
 N20 W13 N3 W10\$ E10 S3 E13 S7 E11 FOP=[YR=2019] S5 E8 N5 W1
 N3 W6 S3 W1\$ E1 N3 E6 S3 E14 N31\$ N10\$.

LAND DESCRIPTION

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							