

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	11	AVERAGE	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	90
Interior Floo	14	CARPET	10
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		3	100
Story Height		0	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,105	100	2022
FGR	441	50	2022
FOP	144	30	2022
FSP	181	55	2022
TOTALS	2,871		

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									
Heated Area: 2105						HX Base Yr 2023						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	10/01/2021	PB					

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VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	263,684					
TOTAL MARKET OB/XF VALUE	13,924					
TOTAL LAND VALUE - MARKET	55,000					
TOTAL MARKET VALUE	332,608					
SOH/AGL Deduction	70,126					
ASSESSED VALUE	262,482					
TOTAL EXEMPTION VALUE	HX HB 50,000					
BASE TAXABLE VALUE	212,482					
TOTAL JUST VALUE	332,608					
NCON VALUE	480					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	330,466					
5 YR PRCL CK, PU/DEMO XFOBS						
22 PORT FROM LEON - BUDD						
REMOVE DN						
OY SFD AND XFOBS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21001288	SFD-CO	0	12/21/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0101	8/31/2022	WD Q	Q	I	01	417,000
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: BUDD DREW D & TAMMY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022] W18 S4 FSP=[YR=2022] W21 S9 E17 N2 E4 N7\$ S7 W4 S2 W17 N10 W12 S8 W3 S16 E3 S29 E12 N1 FOP=[YR=2022] E18 N8 W18 S8\$ N8 E18 FGR=[YR=2022] S14 E21 N21 W21 S7\$ N7 E21 N40\$.						

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	0	0	2,085.00	SF	6.00	6.00	100	2022	2022	3	97	12,135						
2	0211	CONCRETE W	0	100	40	4	160.00	SF	6.00	6.00	100	2022	2022	3	97	931						
3	0211	CONCRETE W	0	100	13	5	65.00	SF	6.00	6.00	100	2022	2022	3	97	378						
5	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0						
6	0955	PRIVACY FE	0	100	0	0	32.00	LF	15.00	15.00	100	2024	2023		100	480						
TOTALS															2,871		2,468	263,684				

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	000100	C	SFR	100		LDR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							