

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	03	CONCR STEM 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	13	PREFAB PNL 70			
Exterior Wall	19	COMMON BRK 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		1 100			
Story Height		0 100			
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	92,600
BAS	200	100	2004	200	18,745
FOP	48	30	1993	14	1,312
FOP	144	30	2013	43	4,030
UST	60	45	1993	27	2,531
TOTALS	1,440			1,272	119,219

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,272	113.4000	107.73	137,033	1975	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 0 Heated Area: 1188 HX Base Yr													

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				119,219		
TOTAL MARKET OB/XF VALUE				520		
TOTAL LAND VALUE - MARKET				15,000		
TOTAL MARKET VALUE				134,739		
SOH/AGL Deduction				47,381		
ASSESSED VALUE				87,358		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				87,358		
TOTAL JUST VALUE				134,739		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				80,149		
5 YR PRCL CK, CHG EYB ON HOME & XFOBS						
JS 5 YR CK PU XFOB.						
INCR EYB 1975-1979 PRMT OB21-000421						
5 YR PRCL CH, CORR EXW, DEL XFOB LN 2						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23000094	RE-ROOF CC	0	03/02/2023			
21000421	RE-ROOF	0	08/10/2021			
31646	RENOVATE	0	04/08/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0040	12/10/2010	WD	Q	I	01	57,800
GRANTOR: FANNIE MAE AKA FEDERA						
GRANTEE: WOOD CARL R						
0830/0701	7/21/2010	CT	U	I	18	48,000
GRANTOR: ARMSTRONG DALE H & CH						
GRANTEE: FEDERAL NATIONAL MO						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2013] W12 S12 E12 BAS=[YR=1993] W38 S26 E22						
FOP=[YR=1993] S3 E16 N3 BAS=[YR=2004] E10 N20 UST=[YR=1993] N6 W10 S6 E10 \$ W10 S20 \$ W16 \$ E16 N26 \$ N12 \$.						

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	0080	4' CHAINLI	0	0	0	200.00	LF	13.00	13.00	100	1993	1993	3	20	520	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							