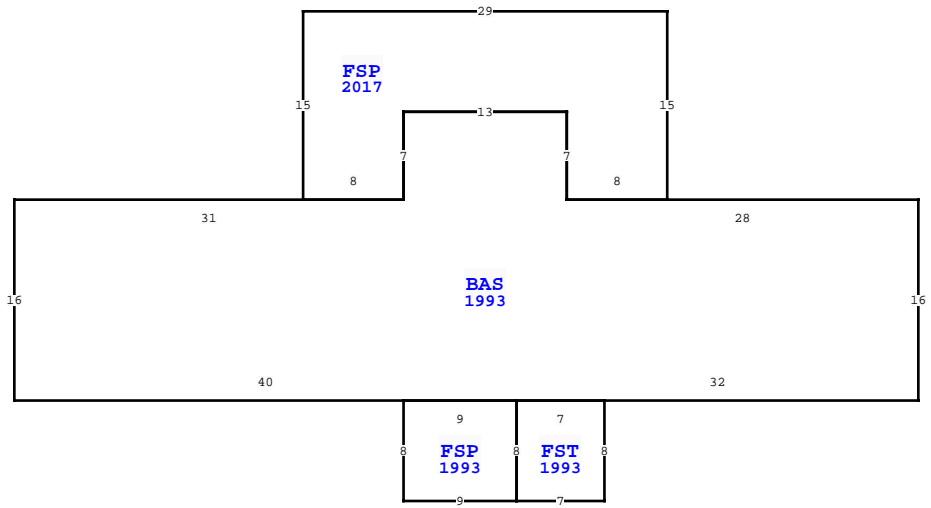


ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,503	109.6500	166.67	250,505	1966	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1243 HX Base Yr													



Quality	CD	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 03			
NEIGHBORHOOD/LOC	27.100	1.60/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100	1993	1,243	180,239
FSP	72	55	1993	40	5,800
FSP	344	55	2017	189	27,406
FST	56	55	1993	31	4,495
TOTALS	1,715			1,503	217,939

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			217,939
TOTAL MARKET OB/XF VALUE			4,337
TOTAL LAND VALUE - MARKET			155,000
TOTAL MARKET VALUE			377,276
SOH/AGL Deduction			0
ASSESSED VALUE			377,276
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,276
TOTAL JUST VALUE			377,276
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000392	WALKWAY, DOCK & B		04/30/2024
B24-000144	DEMO SHED, CONSTR		03/01/2024
18000201	ROOF OVER-CO	0	05/22/2018
18000353	CARPORT-CO	0	03/28/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0221	8/01/2022	WD	Q	I	01	500,000

GRANTOR: KERGER BRENT D
GRANTEE: RUSH ROY & DONNA
1120/0158 8/06/2019 QC U I 30 100
GRANTOR: PH D INVESTMENTS LLP
GRANTEE: KERGER BRENT D

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	0620	WOOD UTL B	0	0	20	10	200.00	SF	9.60	9.60	100	1980	1980	3	20	384	
2	0375	WOOD WALK	0	0	170	3	510.00	SF	24.00	24.00	100	1993	1993	3	20	2,448	
3	0210	CONCRETE D	0	0	6	6	36.00	SF	9.60	9.60	100	2018	2018	3	80	276	
4	0940	OPEN SHED	0	0	20	12	240.00	SF	6.40	6.40	100	2018	2018	3	80	1,229	

TOTAL OB/XF														4,337
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BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W28 N7 W13 S7 FSP=[YR=2017] N7 E13 S7 E8 N15 W29 S15 E8\$ W31 S16 E40 FSP=[YR=1993] W9 S8 E9 N8\$ FST=[YR=1993] S8 E7 N8 W7\$ E32 N16\$.													

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	000132	C	SFR RIVER	0			81.00	292.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							