

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	07	ASB SHNGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	660	100	1960
FSP	120	55	1993
TOTALS	780		726 25,090

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	726	90.9500	86.40	62,726	1960	1960	0	0	60.00	40.00		
1 SINGLE FAM 0% - 0 Heated Area: 660 HX Base Yr													
BLD DATE	09/05/2019		MMKT	LGL DATE	09/05/2019		MMKT	LAND DATE	09/05/2019		MMKT		
XF DATE	09/05/2019		MMKT	AG DATE									
INC DATE													

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				25,090		
TOTAL MARKET OB/XF VALUE				1,096		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				56,186		
SOH/AGL Deduction				10,830		
ASSESSED VALUE				45,356		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				45,356		
TOTAL JUST VALUE				56,186		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				41,233		
5 YR PRCL CH, DEL XFOB LN 2&4						
5 YR PRCL CH, N/C						
5 YR PRCL CH, N/C						
5 YR PRCL CH, PU XFOB LN 5						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2014658	SCREEN RM/PORCH	0	08/05/2014			
019376	N/A	0	03/09/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/0094	7/31/2020	WD Q	Q	I	01	75,000
GRANTOR: WALKER KAREN BUZBEE						
GRANTEE: WYNN BILLY & ELIZAB						
0545/0706	7/02/2004	WD Q	Q	I		44,000
GRANTOR: LAMBERT						
GRANTEE: WALKER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1960] W26 S18 E10 S12 FSP=[YR=1993] N12 W10 S12 E10\$ E16 N30\$.						

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	11	7			77.00	SF	6.00	2004	2004	3	23	106				
2	0960	SCREEN ROO	0	0	11	6			66.00	SF	21.00	2004	2004	3	62	859				
3	0211	CONCRETE W	0	0	14	3			42.00	SF	6.00	2012	2012	3	52	131				
TOTALS														780		726	25,090			

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			60.00	200.00	60.00	FF		1.00	1.00	1.00	500.00	500.00	30,000							