

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	08	WD ON PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	100		
Heating Type	03	FORCED AIR	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	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	1993	640	27,411
BAS	160	100	2002	160	6,853
DCK	120	10	2010	12	514
TOTALS	920			812	34,778

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%	- 2022		Heated Area: 800					HX Base Yr	2022

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VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				34,778		
TOTAL MARKET OB/XF VALUE				144		
TOTAL LAND VALUE - MARKET				15,500		
TOTAL MARKET VALUE				50,422		
SOH/AGL Deduction				14,933		
ASSESSED VALUE				35,489		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				10,489		
TOTAL JUST VALUE				50,422		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				40,603		
INCR EYB 1970-1974 HVAC-CC 8-2022						
HTTP & A/C.						
MM 5 YR CK, CH BDRMS, CH FL, CH						
2022 QNR RTND TO BE REVIEWED BY ROBBIE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB22-000310	HVAC-CC	0	05/12/2022			
22000020	REPL WATER HTR	0	01/14/2022			
21000569	RE-ROOF-CO	0	05/24/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/0438	11/04/2021	WD	Q	I	01	36,000
GRANTOR: JOHNSTON JEANNE MICHE						
GRANTEE: TAFF ERA GLENN						
1227/0040	9/01/2021	QC	U	I	11	100
GRANTOR: KOLIAS CONNIE J						
GRANTEE: JOHNSTON JEANNE MIC						
BLD DATE						01/06/2018
XF DATE						01/06/2018
INC DATE						
LGL DATE						01/06/2018
LAND DATE						MMJT
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W40 S20 E24 N10 E16 BAS=[YR=2002] W16 S10						
DCK=[YR=2010] W6 S10 E12 N10 W6\$ E16 N10\$ N10\$.						

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	100	10	12		6.00	6.00	100	1991	1991	3	20	144	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,500.00	15,500.00	15,500							