

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	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
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,736	100	1996
FOP	72	30	1996
UOP	672	20	2004
TOTALS	2,480		

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% - 0		104.50	197,714	1996	1996	0	0	27.00	73.00
Heated Area: 1736 HX Base Yr											
BLD DATE	08/12/2020	RTFR	LGL DATE	08/12/2020	RTFR	AG DATE	08/12/2020	RTFR			

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		144,331	
TOTAL MARKET OB/XF VALUE		2,999	
TOTAL LAND VALUE - MARKET		31,350	
TOTAL MARKET VALUE		178,680	
SOH/AGL Deduction		62,393	
ASSESSED VALUE		116,287	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		66,287	
TOTAL JUST VALUE		178,680	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,533	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000927	REROOF-CO	0	06/13/2019
2010100	LAWN STORAGE	0	02/24/2010
0140	N/A	0	08/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0056	7/21/2023	QC	U	I	11	100
GRANTOR: MCALPIN JUDSON E JR						
GRANTEE: MCALPIN JUDSON E JR						
0661/0485	6/01/2006	QC	Q	I	01	100
GRANTOR: MCALPIN JUDSON E JR &						
GRANTEE: MCALPIN JUDSON E JR						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1996	1996	3	53	689	
2	0620	WOOD UTL B	0	100	11	110.00	SF	6.00	6.00	100	2000	2000	3	20	132	
3	0940	OPEN SHED	0	100	16	160.00	SF	4.00	4.00	100	2000	2000	3	20	128	
4	0060	DECK WOOD	0	100	21	84.00	SF	5.00	5.00	100	1999	1999	3	20	84	
5	0700	PORT BLDG	0	100	32	384.00	SF	8.00	8.00	100	2005	2005	3	64	1,966	
TOTALS															2,999	

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	4.18	AC		1.00	1.00	1.00	7,500.00	7,500.00	31,350							