

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	20	WOOD	FRAME	100	
Exterior Wall	20	FACE	BRICK	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	11	CLAY	TILE	60	
Interior Floor	14	CARPET		40	
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	5000	IMPRVD AG RES			
MAP NUM	5	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2000	2,132	210,135
FGR	440	50	2000	220	21,684
FOP	80	30	2000	24	2,366
PTO	221	5	2021	11	1,084
TOTALS	2,873			2,387	235,268

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		283,456	2000	2006	0	0	17.00	83.00
Heated Area: 2132 HX Base Yr											
BLD DATE	03/17/2017	MMSR	LGL DATE	03/17/2017	MMSR	LAND DATE	03/17/2017	MMSR	AG DATE		
XF DATE	03/17/2017	MMSR	INC DATE								

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VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				235,268	
TOTAL MARKET OB/XF VALUE				37,887	
TOTAL LAND VALUE - MARKET				76,875	
TOTAL MARKET VALUE				290,836	
SOH/AGL Deduction				93,283	
ASSESSED VALUE				197,553	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				147,553	
TOTAL JUST VALUE				350,030	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				291,730	
DC OR 1372 P 898 DAVID RICHARDSON					
2023 AG LAND CORR REMOVE AE Y					
RE-ROOF PU PTO2021 IN NEW TRAV					
5YR CK MM CHG RCVR INCR EYB 2000-2006 HVAC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000371	ROOF OVER-CC	0	04/07/2021		
025874	HSE	0	11/03/1999		
019309	N/A	0	02/17/1995		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0625/0072	10/25/2005	CR U	I		100
GRANTOR: O'SHIELDS CLAUDIA L S					
GRANTEE: RICHARDSON DAVID L					
0201/0591	10/01/1992	WD U	I		18,600
GRANTOR: O'SHIELDS TOMMY S AND					
GRANTEE: RICHARDSON DAVID					

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	0160	GARAGE FIN	0 100	30	50	1,500.00	SF	40.00	40.00	100	2000	2000	3	57	34,200	
2	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
3	0210	CONCRETE D	0 100	18	16	288.00	SF	6.00	6.00	100	2021	2021	3	93	1,607	
4	0211	CONCRETE W	0 100	60	4	240.00	SF	6.00	6.00	100	2021	2021	3	93	1,339	
5	0770	PUMP HOUSE	0 100	5	4	20.00	SF	0.00	0.00	100	2021	2021	3	98	0	
6	0625	PORT WD UT	0 100	32	12	384.00	SF	0.00	0.00	100	2020	2020	3	89	0	
7	0055	PORTABLE C	0 100	24	20	480.00	SF	0.00	0.00	100	2021	2021	3	93	0	
TOTALS															37,887	

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	3.25	AC		1.00	1.00	1.00	325.00	325.00	1,056							
3	006000	A	PASTURE 1	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	325.00	325.00	1,625							