

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	11	AVERAGE		20	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms				5	100
Bathrooms				4	100
Story Height				0	100
Stories	1.5			1.5	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	1	MKT AREA		09	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2022	2,452	260,128
FOP	144	30	2022	43	4,562
FOP	252	30	2022	76	8,063
FST	24	55	2022	13	1,379
FST	40	55	2022	22	2,334
FUS	324	100	2022	324	34,373
TOTALS	3,236			2,930	310,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,930	112.8000	107.16	313,979	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2776 HX Base Yr 2023

216 OLD MAGNOLIA RD, CRAWFORDVILLE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
06/16/2009				06/09/2017	RTSR

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VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		310,839	
TOTAL MARKET OB/XF VALUE		10,541	
TOTAL LAND VALUE - MARKET		127,850	
TOTAL MARKET VALUE		343,715	
SOH/AGL Deduction		0	
ASSESSED VALUE		343,715	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		293,715	
TOTAL JUST VALUE		449,230	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,669	
COA PER NCOA			
JS PU SFD & XFOBS 0025,0635,0140 & 0211 X2			
2022 AG APP RECVD APPRVD			
5 YEAR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001024	SFD-CO	0	10/25/2021
023103	ELEC	0	01/09/1998
022371	N/A	0	06/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/0156	12/04/2020	WD	Q	V	01	105,000

GRANTOR: ALLEN BONNIE JEAN
 GRANTEE: HELTON BRANDON & MO
 0281/0262 7/26/1996 WD Q V 22,885
 GRANTOR: ALLEN BONNIE JEAN
 GRANTEE:

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	0940	OPEN SHED	0	100	12	24			288.00	SF	4.00	100	1997	3	20	230	
2	0211	CONCRETE W	0	100	9	6			54.00	SF	6.00	100	2022	3	97	314	
3	0211	CONCRETE W	0	100	9	4			36.00	SF	6.00	100	2022	3	97	210	
4	0025	BARN, POLE	0	100	24	24			576.00	SF	12.50	100	2022	3	97	6,984	
5	0700	PORT BLDG	0	100	12	10			120.00	SF	8.00	100	2022	3	98	941	
6	0140	FIRE PLACE	0	100	0	0			1.00	UT	1,900.00	1,900.00	100	2022	3	98	1,862

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S8 W5 FST=[YR=2022] E5 N8 W5 S8\$ W18
 FOP=[YR=2022] E18 N8 W18 S8\$ W3 N8 FST=[YR=2022] S8 E3 N8 W3\$
 W25 S38 E14 S4 E37 FOP=[YR=2022] W36 S7 E36 N7\$ E1PTR= S15
 FUS=[YR=2022] W34 S6 E5 S6 E20 N6 E9 N6\$ N15\$ N4 E14 N38\$.

LAND DESCRIPTION

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	005970	A	TIMBER MIX 1	0			0.00	0.00	22.57	AC		1.00	1.00	1.00	325.00	325.00	7,335							