

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	916	100	916
FGR	247	55	136
FOP	36	30	11
FUS	524	100	524
			SUBAREA MARKET VALUE
			96,872
			14,383
			1,163
			55,416
TOTALS	1,723		1,587
			167,834

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2018								
Heated Area: 1440						HX Base Yr 2018					

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			167,834
TOTAL MARKET OB/XF VALUE			4,039
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			251,873
SOH/AGL Deduction			79,907
ASSESSED VALUE			171,966
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			121,966
TOTAL JUST VALUE			251,873
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052181	H/AC	3,000	07/11/2005
20052182	H/AC NC	3,000	07/11/2005
20052183	H/AC	3,000	07/11/2005
20052133	NEW CONSTR	2,000	07/05/2005
20052131	NEW CONSTR	2,000	07/05/2005
20052132	NC ELECTRIC	2,000	07/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0451	5/25/2017	WD Q	Q	I	01	195,000
GRANTOR: DONELSON BRENDAN & CH						
GRANTEE: HELMS JOSEPH PAUL &						
1380/0329	1/09/2006	WD U	I	21		215,000
GRANTOR: MCGRATH EILEEN						
GRANTEE: DONELSON BRENDAN &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	70	9	630.00	SF	6.50	6.50	100	2005
2	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	2005
3	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	2005
4	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	2005

TOTAL OB/XF												4,039
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W22 S44 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S11 E13 N19 W13 S8 \$ N4 W9 \$ E9 N4 E13 N40 \$ PTR= E10 FUS=[YR=2005] S21E9 R4 D4 S2E9 N27W22\$ W10\$.											

LAND DESCRIPTION												TOTAL OB/XF												4,039
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	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	0.80	100,000.00	80,000.00	80,000							