

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,141	100	2,141
FEP	173	80	138
FGR	416	55	229
FOP	33	30	10
FUS	411	100	411
TOTALS	3,174		2,929

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2021							
Heated Area: 2552					HX Base Yr 2021						

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			572,453
TOTAL MARKET OB/XF VALUE			6,144
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			753,597
SOH/AGL Deduction			260,443
ASSESSED VALUE			493,154
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			443,154
TOTAL JUST VALUE			753,597
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			590,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108901	NEW CONSTR	200,000	10/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0615	6/02/2022	LE	U	I	11	100
GRANTOR: MORGAN LINDA BETH						
GRANTEE: L MORGAN TRUST						
2379/1160	7/24/2020	WD	Q	I	01	545,000
GRANTOR: STEGMAIER OTTO C & CY						
GRANTEE: MORGAN LINDA BETH						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	573.00	SF	5.20	5.20	100	2002	2002	3	83	2,473	
3	0810	CONCRETE A	0	100	0	116.00	SF	6.50	6.50	100	2002	2002	3	83	626	
TOTAL OB/XF 6,144																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W17 FEP=[YR=2010] W24 D3 R3 S5 E21 N8\$ S8 W21 N5 L3 U3 W15S49 E12 FOP=[YR=2002] S2 E9 N2 W2 N3W5S3W2\$ E2 N3 E5 S3 E12 N4 E5 FGR=[YR=2002] S5 E20 N21 W19 S4 W1 S12\$ N12 E1 N4 E19 N29\$ PTR= E15 FUS=[YR=2002] E12 S15 E5 S14 E4 S3 W7 N5 W14 N27\$ W15\$.	

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	175,000.00	175,000.00	175,000							