

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	6,735	111.2212	132.08	889,559	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM - 100% - 2009 Heated Area: 4987 HX Base Yr 2009

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VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		827,290		
TOTAL MARKET OB/XF VALUE		30,599		
TOTAL LAND VALUE - MARKET		180,000		
TOTAL MARKET VALUE		1,037,889		
SOH/AGL Deduction		527,203		
ASSESSED VALUE		510,686		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		460,686		
TOTAL JUST VALUE		1,037,889		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		743,610		

Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,794	100	2,794	343,200
FGR	725	55	399	49,011
FGR	1,099	55	604	74,192
FOP	18	30	5	614
FOP	170	30	51	6,264
FOP	170	30	51	6,264
FOP	537	30	161	19,776
FUS	559	100	559	68,665
FUS	1,634	100	1,634	200,712
STP	54	10	5	614
TOTALS	8,704		6,735	827,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20190	ELEC OTHER	3,500	11/01/2007
M13400	MECH OTHER	0	10/01/2007
P12675	OTHER	0	08/01/2007
C20236	CO ISSUED	0	07/01/2007
B20236	NEW CONSTR	487,806	07/01/2007
R10573	REPAIR/RRF	5,300	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1980/1574	5/20/2015	QC	U	I	11	100

GRANTOR: MCANINCH MARKHAN J
GRANTEE: MCANINCH TERRI L
1494/1410 4/25/2007 WD U I 01 32,000
GRANTOR: ANDERSON VELMER A/K/A
GRANTEE: MCANINCH MARKHAM J

** This building has 11 Sub-Areas
45675 MUSSLEWHITE RD, CALLAHAN

BLD DATE	12/11/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/24/2023
INC DATE			AG DATE	

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	0810	CONCRETE A	0	100	0	0		214.00	SF	6.50				1,252	
2	0812	CONCRETE C	0	100	0	0		8,152.00	SF	4.00				29,347	

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2008] W16 BAS=[YR=2008] W26S25 D3 L3 W11 FOP=[YR=2008] W17S10E17N10S S10W17N18W16S50FOP=[YR=2008] S15E23 STP=[YR=2008] S6E9N6W9S38 FGR=[YR=2008] S16E29N25W29S9S N8W54N7W7S E7 S7E41N32 FOP=[YR=2008] U6 R6 W6S6S N6E6N25E19N14S S14W19S25E35N39 S PTR=E20 FUS=[YR=2008] E15FOP=[YR=2008] E17S10W17N10S S30E17N30E16S49 W16N11W5N3W4 D4 L4 S10W12N7W7 N42S W20S PTR=E20 S60 FUS=[YR=2008] E43 S13 W43 N13S N60 W20S PTR= E20 S100 UUS=[YR=2008] E48 S23 W40 N9 E3 N8 W11 N6S N100W20S.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,000							