

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC		8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	102,180
PTO	240	5	12	983
PTO	240	5	12	983
TOTALS	1,728		1,272	104,145

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,272	107.9988	97.47	123,982	1978	1987	0	0	0	16.00	84.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 1248													
HX Base Yr													

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VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				104,145	
TOTAL MARKET OB/XF VALUE				1,848	
TOTAL LAND VALUE - MARKET				39,900	
TOTAL MARKET VALUE				145,893	
SOH/AGL Deduction				82,271	
ASSESSED VALUE				63,622	
TOTAL EXEMPTION VALUE				HX HB 38,622	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				145,893	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				127,338	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0242/0280	6/01/1977	WD	U	V		7,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES														44009 CHARWOOD DR, CALLAHAN		
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	0680	POLE SHED	0	100	0	0			10.00	100	1980	1980	3	20	480	
2	0681	POLE SHED	0	100	24	19			15.00	100	1987	1987	3	20	1,368	
TOTAL OB/XF 1,848																

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2009] W24 S10 BAS=[YR=1993] W24 S26 E24													
PTO=[YR=2009] S10 E24 N10 W24\$ E24 N26 W24\$ E24 N10\$.													

LAND DESCRIPTION														TOTAL OB/XF 1,848										
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	RM	0.00	0.00	1.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,900							