



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	90
Exterior Wall	12	CEDAR	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
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
BAS	2,322	100	2,322
FOP	210	30	63
PTO	264	5	13
TOTALS	2,796		2,398
			221,354

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,398	98.4312	116.89	280,302	1988	1993		0	21.03	78.97

1 SNGL FAM - 100% - 2021 Heated Area: 2322 HX Base Yr 2021

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			236,092
TOTAL MARKET OB/XF VALUE			12,205
TOTAL LAND VALUE - MARKET			51,900
TOTAL MARKET VALUE			300,197
SOH/AGL Deduction			57,701
ASSESSED VALUE			242,496
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			192,496
TOTAL JUST VALUE			300,197
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004548	REPAIR/RRF	24,000	07/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1637	2/28/2020	WD Q	Q	I	01	272,000
GRANTOR: BROWNING LEWIS M & PA						
GRANTEE: WALLER JAMES & MARY						
1366/0673	11/10/2005	WD Q	Q	I		201,500
GRANTOR: BOYD DAVID C & ROLIND						
GRANTEE: BROWNING LEWIS M &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988
2	0810	CONCRETE A	0	100	22	264.00	SF	6.50	6.50	100	1988
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1990
4	0100	BAR-B-Q	0	100	0	1.00	UT	200.00	200.00	100	1990
6	0812	CONCRETE C	0	100	22	1,276.00	SF	4.00	4.00	100	1994
7	0812	CONCRETE C	0	100	20	720.00	SF	4.00	4.00	100	1995
11	1242	WD DECK A	0	100	0	200.00	SF	5.00	5.00	100	2016

TOTAL OB/XF											
12,205											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			06/13/2023		MLU						

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=1998] W12 BAS=[YR=1993] W42 S29 E13 FOP=[YR=1993] S24 E17 N6 W11 N18 W6\$ E6 S18 E11 S7 E3 S1 E6 N1 E3 N7 E24 N25 W24 N22\$ S22 E12 N22\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.73	AC	1.00

