

IZKOVICH VLADISLAV &/BENENSON YULIA  
1935 PALISADE CT  
ALLEN, TX 75013

08-2N-27-0215-0048-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 70

Interior Floo

14

CARPET 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

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4093.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,711

100

1,711

178,714

FGR

420

55

231

24,128

FOP

115

30

34

3,551

PTO

70

5

4

418

TOTALS

2,316

1,980

206,811

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 0811 CONCRETE B

0 0

0 0

690.00 SF

5.20

5.20

100

2021

2021

3

100

3,588

LAND DESCRIPTION

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 000134 C SFR POND

0

PUD

0.00

0.00

1.00 LT

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

01/04/2022

BY

NW

Total Acres:

0.00

Total Land Value:

45,000

Market:

0

Agricultural:

0

Common:

45,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,980

115.7380

104.45

206,811

2021

2021

0

0

0.00

100.00

1 SINGLE FAM - 0% - 0

Heated Area: 1711

HX Base Yr

PTO

2021

BAS

2021

FGR

2021

FOP

2021

BLD DATE

03/29/2022

NW

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2526/0420

12/30/2021

SW Q

I

01

270,400

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:IZKOVICH VLADISLAV

2433/1584

2/11/2021

WD Q

V

05

960,000

GRANTOR:PATRIOT RIDGE LLP

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 PT0=[YR=2021] N7 W10 S7 E10\$ W15 S57 E2 FOP=[YR=2021] S5 E16 N5 FGR=[YR=2021] E20 N20 W21 S20 E1\$ W1 N7 W5 S7 W10\$ E10 N7 E5 N13 E21 N37\$.

NASSAU COUNTY PROPERTY

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