

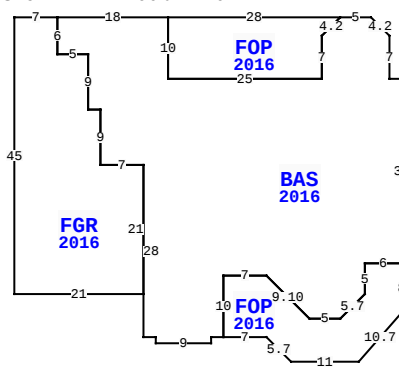
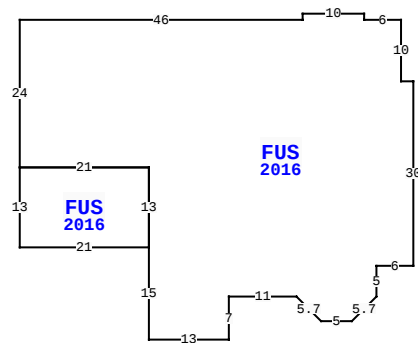


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 4077.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	241,806
FGR	717	55	394	49,621
FOP	255	30	76	9,572
FOP	275	30	82	10,327
FUS	273	100	273	34,381
FUS	2,526	100	2,526	318,126
TOTALS	5,966		5,271	663,834

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	614.00	SF	6.50	6.50	100	2016	2016	3	97	3,871	
2	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	2016	2016	3	97	1,059	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
4	0462	ST/AL FNC	0	100	0	0	1,200.00	SF	10.00	10.00	100	2022	2022	3	100	12,000	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

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
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,271	108.7750	129.17	680,855	2016	2016	0	0	0	2.50	97.50
1 SNGL FAM - 100% - 2021					Heated Area: 4719				HX Base Yr 2021			
												
BLD DATE					11/28/2016		KK		LGL DATE		ML	
XF DATE									LAND DATE		06/13/2023	

VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				663,834			
TOTAL MARKET OB/XF VALUE				19,490			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				758,324			
SOH/AGL Deduction				262,927			
ASSESSED VALUE				495,397			
TOTAL EXEMPTION VALUE		HX HB XM		50,000			
BASE TAXABLE VALUE				445,397			
TOTAL JUST VALUE				758,324			
NCON VALUE				12,600			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				602,037			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632406	CO ISSUED	0	12/16/2016
B1632406	NEW CONSTR	570,139	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2375/1344	7/07/2020	WD	Q	I	01	510,000	
GRANTOR: REZAC KYLE A & CAITLI							
GRANTEE: KROLL JOSHUA J & AB							
2093/0845	12/16/2016	SW	Q	I	01	514,500	
GRANTOR: AVATAR PROPERTIES INC							
GRANTEE: REZAC KYLE A & CAIT							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2016] W2 N7 U3 L3 W5 FOP=[YR=2016] W28 S10 E25 N7 U3 R3 \$ D3 L3 S7 W25 N10 W18 FGR=[YR=2016] W7 S45 E21 N21 W7 N9 W2 N9 W5 N6\$ S6 E5 S9 E7 S28 E2 S1 E9 N1 E2 FOP=[YR=2016] E7 D4 R4 E11 R7 U8 N8 W6 S5 D4 L4 W5 U7 L7 W7 S10\$ N10 E7 D7 R7 E5 U4 R4 N5 E6 N30\$ PTR= E20 FUS=[YR=2016] E46 N1 E10 S1 E6 S10 E2 S30 W6 S5 D4 L4 W5 U4 L4 W11 S7 W13 N15 FUS=[YR=2016] W21 N13 E21 S13\$ N13 W21 N24\$ W20\$.									