

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall		N/A	100
Interior Floor	03	CONC FINSH	100
Air Condition	99	N/A	100
Heating Type		N/A	100
Bedrooms		0	100
Bathrooms		0	100
Frame	05	STEEL	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,200	100	1,200
			22,849
TOTALS	1,200		1,200
			22,849

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 GARAGE RES - 0% - 0												
Heated Area: 1200 HX Base Yr												
33526 CROSSFIRE TR, CALLAHAN												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/24/2023
MLU												

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		22,849
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		182,849
SOH/AGL Deduction		47,462
ASSESSED VALUE		135,387
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		135,387
TOTAL JUST VALUE		182,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000492	GARAGE	57,360	01/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2224/1235	9/13/2018	WD Q	Q	V	01	95,900
GRANTOR: NICHOLS MICHAEL J & J						
GRANTEE: QUESENBERRY JOSHUA						
2158/1401	11/06/2017	WD Q	Q	V	01	72,000
GRANTOR: BLOCKER GRAYSON & JUL						
GRANTEE: NICHOLS MICHAEL J &						

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2019] W40 S30 E40 N30\$.												

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	DENSITY	DECL	FRZ	YR	CONSRV	
1	009900	C	AC NON-AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000								