

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	05	Quality Level 05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,512	100	1,512
			SUBAREA MARKET VALUE
			143,341
TOTALS	1,512		1,512
			143,341

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	1,512	136.8000	95.76	144,789	2021	2021	0	0	1.00	99.00			
1 M/H 94+ - 100% - 2022 Heated Area: 1512 HX Base Yr 2022														
43024 SHEPPARD LN, CALLAHAN														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/19/2023	MLU			
				INC DATE					AG DATE					

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		143,341	
TOTAL MARKET OB/XF VALUE		5,500	
TOTAL LAND VALUE - MARKET		56,560	
TOTAL MARKET VALUE		205,401	
SOH/AGL Deduction		136,906	
ASSESSED VALUE		68,495	
TOTAL EXEMPTION VALUE	HX HB	43,495	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		205,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,920	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004322	MH MOVE-ON	0	04/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0619	1/08/2021	WD	Q	V	02	30,000
GRANTOR: SHEPPARD VICTOR D						
GRANTEE: HARNAGE SUSAN & PAU						
0779/1897	12/18/1996	WD	U	V	07	100
GRANTOR: SHEPPARD MADGE MIMS						
GRANTEE: SHEPPARD VICTOR D						

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	0351	CARPORT MT	0	100	30	30			6.30	100	2021	2021	3	97	5,500	

BUILDING NOTES													
BAS=[YR=2021] W56 S27 E56 N27\$.													

BUILDING DIMENSIONS													
BAS=[YR=2021] W56 S27 E56 N27\$.													

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	000115	C	SFR ACRES	100			0.00	0.00	2.02	AC		1.00	1.00	0.80	35,000.00	28,000.00	56,560							