

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	08	SHT VINYL	70	
Interior Floor	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	0	0	100	
Units	0	0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	1,831	239,221
FOP	160	30	48	6,272
FOP	176	30	53	6,924
FOP	220	30	66	8,623
TOTALS	2,387		1,998	261,039

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,998	111.1320	131.97	263,676	2019	2019	0	0	1.00	99.00

1 SNGL FAM - 100% - 2020
Heated Area: 1831
HX Base Yr 2020

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VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		261,039				
TOTAL MARKET OB/XF VALUE		12,000				
TOTAL LAND VALUE - MARKET		39,600				
TOTAL MARKET VALUE		312,639				
SOH/AGL Deduction		155,394				
ASSESSED VALUE		157,245				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		107,245				
TOTAL JUST VALUE		312,639				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		252,196				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19008742	CO ISSUED	0	08/15/2019			
18012284	NEW CONSTR	200,000	12/18/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0313	4/10/2018	WD Q	Q	I	05	245,000
GRANTOR: PEACOCK ROBERT & FLOR						
GRANTEE: PEARSON EARL JR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2019] W12 FOP=[YR=2019] N10 W22 S10 E22\$ W51 S17 FOP=[YR=2019] S16 E10 N16 W10\$ E10 S16 E19 FOP=[YR=2019] S4 E22 N8 W22 S4\$ N4 E22 S4 E12 N33\$.						

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	0937	WELL	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	1995	1995	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	1995	1995	3	100	6,000	

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		OR	0.00	0.00	1.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,600							