

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	60	
Interior Floo	14	CARPET	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	02	Quality Level	02	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4087.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,773	100	2,773	339,027
FGR	725	55	399	48,782
FOP	112	30	34	4,157
FOP	190	30	57	6,969
TOTALS	3,800		3,263	398,934

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,263	102.9572	122.26	398,934	2022	2022	0	0	0.00	100.00	

1 SNGL FAM - 0% - 0 Heated Area: 2773 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,934
TOTAL MARKET OB/XF VALUE		9,520
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		483,454
SOH/AGL Deduction		20,550
ASSESSED VALUE		462,904
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		462,904
TOTAL JUST VALUE		483,454
NCON VALUE		408,454
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002195	CO ISSUED	0	02/17/2023
22003172	NEW CONSTR	463,586	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0787	2/21/2023	WD Q	Q	I	02	557,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GIBBONS JAMES & CYN

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	0855	CONC PAVER	0	0	0	862.00	SF	10.00	10.00	100	2022	2022	3	100	8,620	
2	0855	CONC PAVER	0	0	0	90.00	SF	10.00	10.00	100	2022	2022	3	100	900	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W17 FOP=[YR=2022] W19 S10 E19 N10\$ S10 W19 N10 W16 S59 E12 FOP=[YR=2022] S7 E19 FGR=[YR=2022] S10 E21 N2 E11 N22 W11 S1 W21 S13\$ N4 W11 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 N9 E21 N53\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							