

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur

2510

MOD METAL 100
STEEL FRME 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame

05

STEEL 100

Stories

1.

1. 100

Units

0

100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,400

100

2,400

284,220

UOP

280

20

56

6,632

UOP

600

20

120

14,211

TOTALS

3,280

2,576

305,063

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

10/14/2021

BY

KB

Total Acres: 1.99

Total Land Value: 69,650

Market: 0

Agricultural: 0

Common: 69,650

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,576

100.2240

119.02

306,596

2021

2021

0

0

0

0.50

99.50

1 SNGL FAM - 100% - 2022

Heated Area: 2400

HX Base Yr 2022

28

10

10

UOP 2021

32

28

40

40

60

10

10

UOP 2021

60

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

44377 HALIE LN, CALLAHAN

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

338,573

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

69,650

TOTAL MARKET VALUE

408,223

SOH/AGL Deduction

106,781

ASSESSED VALUE

301,442

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

251,442

TOTAL JUST VALUE

408,223

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

351,185

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2440/1867

3/10/2021

WD

U

I

11

100

GRANTOR: BELL DANIEL W & LORRI

GRANTEE: BOATRIGHT KEVIN R &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W28 S10 BAS=[YR=2021] W32 S40 UOP=[YR=2021] S10 E60 N10 W60\$ E60 N40 W28\$ E28 N10\$.

REVIEW DATE	10/14/2021	BY	KB	Total Acres: 1.99	Total Land Value: 69,650	Market: 0	Agricultural: 0	Common: 69,650	PRINTED 08/02/2023 BY SYS
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