

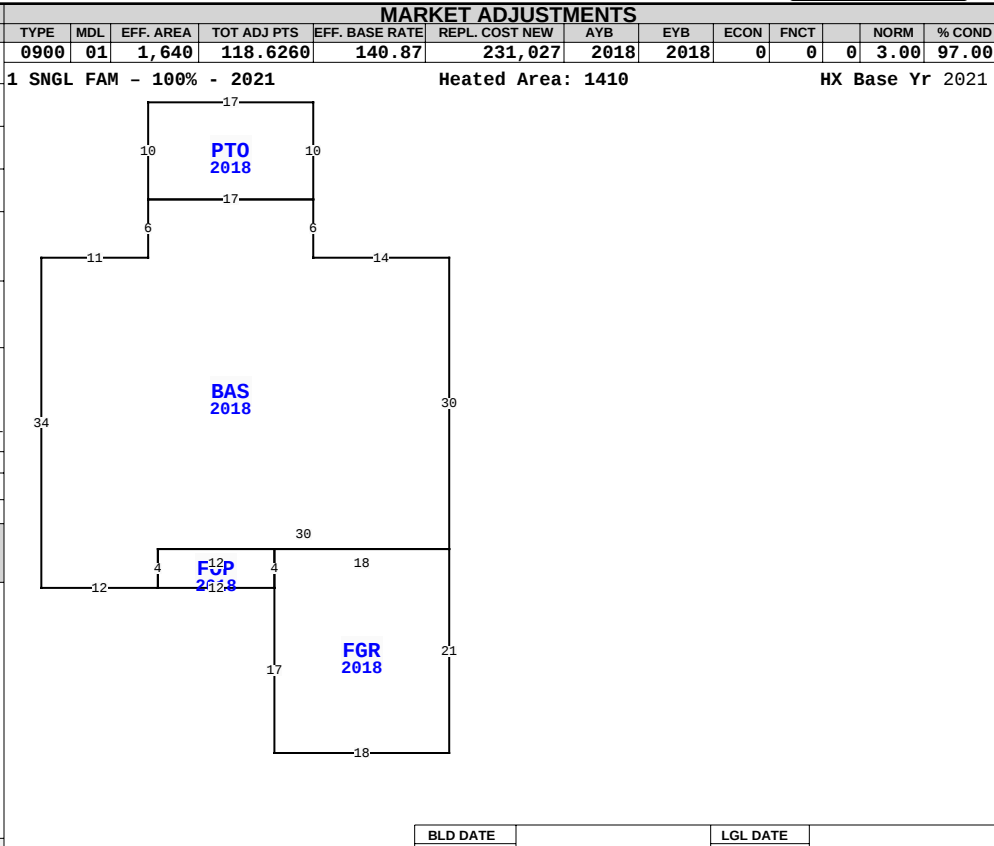


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100	1,410	192,668
FGR	378	55	208	28,422
FOP	48	30	14	1,913
PTO	170	5	8	1,093
TOTALS	2,006		1,640	224,096

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,670.00	SF	5.20	5.20



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,670.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,640	118.6260	140.87	231,027	2018	2018	0	0	3.00	97.00

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,096
TOTAL MARKET OB/XF VALUE		8,510
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		282,606
SOH/AGL Deduction		67,521
ASSESSED VALUE		215,085
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		160,085
TOTAL JUST VALUE		282,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009054	CO ISSUED	0	09/05/2018
18004686	NEW CONSTR	186,495	06/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/1962	12/11/2020	WD	Q	I	01	252,000
GRANTOR: KICKLIGHTER KRYSTINE						
GRANTEE: WILSON TREVON L & R						
2222/0281	9/07/2018	WD	Q	I	01	199,500
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: KICKLIGHTER KRYSTIN						

BUILDING NOTES

BAS=[YR=2018] W14 N6 PTO=[YR=2018] N10 W17 S10 E17\$ W17 S6 W11 S34 E12 FOP=[YR=2018] E12 FGR=[YR=2018] S17 E18 N21 W18 S4\$ N4 W12 S4\$ N4 E30 N30 \$.