IN OR 2632/1433
ESMTS OR 350/61 & OR 393/181
ESMT OR 350/61

HAGEN CRYSTAL YVONNE
10756 ROSALINA LOOP
CONVERSE, TX 78109

2023

37-1N-25-0000-0010-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

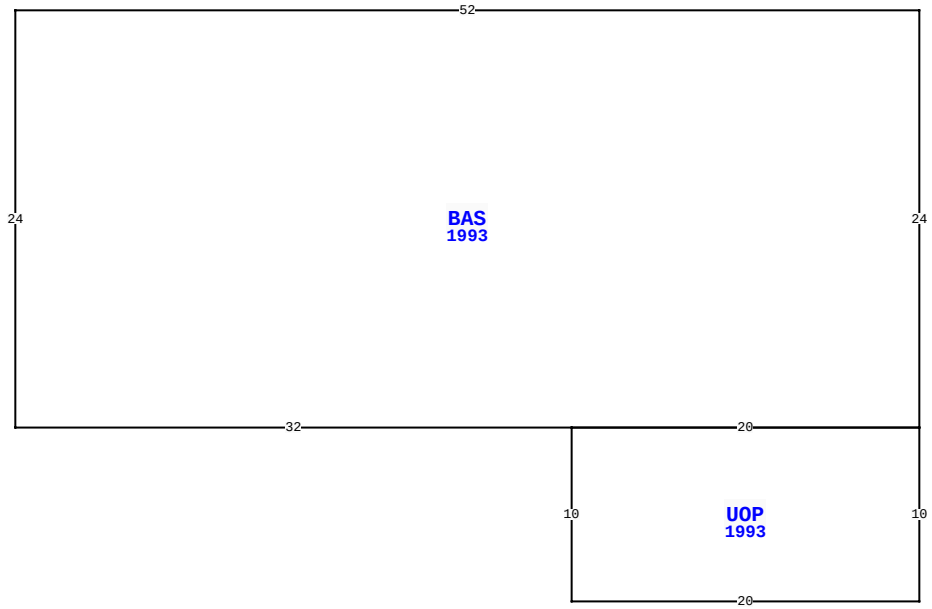
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	28,230
UOP	200	25	50	1,131
TOTALS	1,448		1,298	29,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,298	116.0000	75.40	97,869	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1248 HX Base Yr 2000



54059 ROCK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		29,361
TOTAL MARKET OB/XF VALUE		12,665
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		96,026
SOH/AGL Deduction		47,525
ASSESSED VALUE		48,501
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,501
TOTAL JUST VALUE		96,026
NCON VALUE		6,552
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307286	DEMO		06/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1433	4/21/2023	WD	Q	I	01	265,500
GRANTOR: COATES ANTHONY S						
GRANTEE: HAGEN CRYSTAL YVONN						
1560/1026	4/10/2008	QC	U	I	01	100
GRANTOR: COATES VIRGINIA F						
GRANTEE: COATES ANTHONY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E32 UOP=[YR=1993] S10 E20 N10 W20$ E20 N24$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	0	0	162.00	SF	18.30	18.30	100	1980	1980	3	20	593	
2	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1990	1990	3	20	5,040	
3	0751	UOP	0	100	12	20	240.00	SF	10.00	10.00	100	1990	1990	3	20	480	
4	0811	CONCRETE B	1	100	0	0	1,400.00	SF	5.20	5.20	100	2023	2008		90	6,552	

LAND DESCRIPTION

TOTAL OB/XF 12,665

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 07/24/2023 BY KWX Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS