TRACT 54
IN OR 2601/57
LEE STONER SHORES 3 UNR

HANSON LISA
2037 LYMINGTON ROAD
CARROLLTON, TX 75007

2023

37-1N-25-296C-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

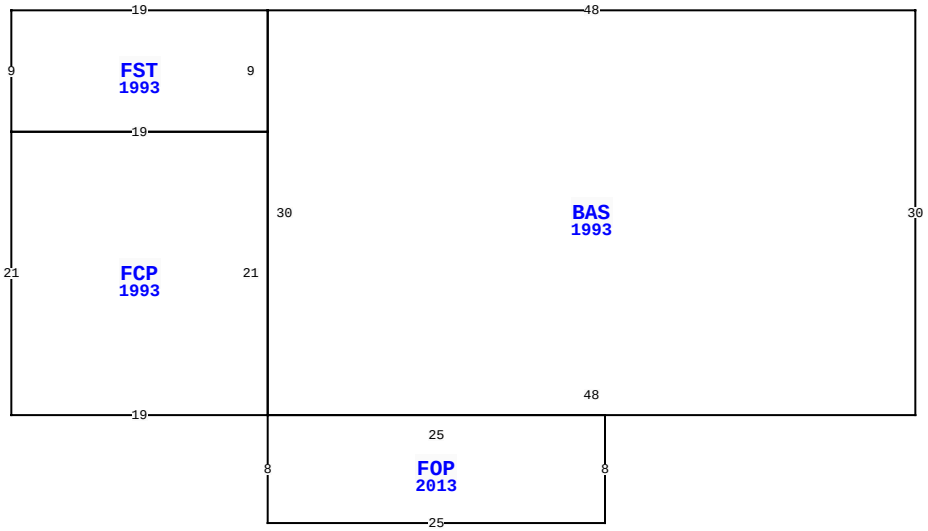
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	114,362
FCP	399	25	100	7,942
FOP	200	30	60	4,765
FST	171	55	94	7,465
TOTALS	2,210		1,694	134,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	137.5000	124.09	210,208	1966	1970	0	0	0	36.00	64.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1440 HX Base Yr



54376 LISA DR, 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	134,533
TOTAL MARKET OB/XF VALUE	2,195
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	181,728
SOH/AGL Deduction	0
ASSESSED VALUE	181,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,728
TOTAL JUST VALUE	181,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4791	REPAIR/RRF	3,100	04/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2601/0057	10/18/2022	PR	U	I	19	100
GRANTOR: HANSON LISA PR JUNE H						
GRANTEE: HANSON LISA						
0135/0301	1/01/1972	TA	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 FST=[YR=1993] W19 S9 FCP=[YR=1993] S21 E19 N21W19$ E19N9$ S30 FOP=[YR=2013] S8 E25 N8W25$ E48 N30$.

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	0	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 2,195

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	000100	C	SFR	0		RM	165.00	523.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS