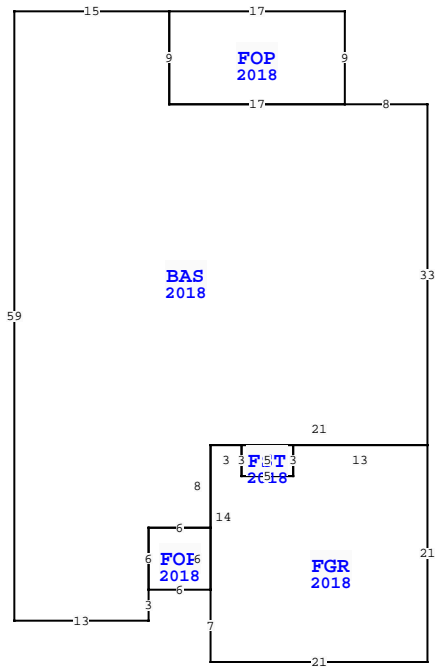


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,724	100	1,724
FGR	426	55	234
FOP	36	30	11
FOP	153	30	46
FST	15	55	8
TOTALS	2,354		2,023
			220,926

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,023	122.8430	110.87	224,290	2018	2018	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2019										Heated Area: 1724	
										HX Base Yr 2019	



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		220,926
TOTAL MARKET OB/XF VALUE		3,270
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		299,196
SOH/AGL Deduction		99,669
ASSESSED VALUE		199,527
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,527
TOTAL JUST VALUE		299,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805885	CO ISSUED	0	09/17/2018
B1805885	NEW CONSTR	229,703	06/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2229/1311	10/09/2018	WD Q	Q I	01	230,000	

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: MCCARTHY SHAWN P

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

BUILDING NOTES	
BAS=[YR=2018] W8 FOP=[YR=2018] N9 W17 S9 E17\$ W17 N9 W15 S59 E13 N3 FOP=[YR=2018] E6 FGR=[YR=2018] S7 E21 N21 W13 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W3 S14\$ N6 W6 S6\$ N6 E6 N8 E21 N33\$.	

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
1	0811	CONCRETE B	0	100	0	589.00	SF	5.20	5.20	100	2018	2018	3	98	3,002	
2	0810	CONCRETE A	0	100	0	42.00	SF	6.50	6.50	100	2018	2018	3	98	268	

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	DPH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							