

LOT 2-39
IN OR 2117/918
THE HIDEAWAY #2 PB 7/233

2017-1 IH BORROWER LP
1717 MAIN STREET STE 2000
DALLAS, TX 75201

2023

42-2N-27-4370-0002-0390



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	162,460
FGR	400	55	220	22,117
FOP	12	30	4	402
PTO	24	5	1	100
TOTALS	2,052		1,841	185,080

EXTRA FEATURES	
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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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880	
2	0810	CONCRETE A	0	0	0	0	446.00	SF	6.50	6.50	100	2009	2009	3	91	2,638	
3	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2009	2009	3	91	355	

LAND DESCRIPTION		TOTAL OB/XF 4,873															
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
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

REVIEW DATE	03/25/2019	BY	SBA	Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,841	118.6900	107.12	197,208	2009	2009	0	0	0	6.15	93.85	

1 SINGLE FAM - 0% - 0

Heated Area: 1616

HX Base Yr

Diagram showing property layout with dimensions and area labels:

- Top left: PTO 2009 (4x4)
- Top right: BAS 2009 (21x4.4)
- Bottom left: FGR 2009 (20x20)
- Bottom right: FOP 2009 (4x3)

BLD DATE	05/17/2022	NW	LGL DATE	
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VALUATION BY		STANDARD	
Tax Group:	4	Tax Dist:	
BUILDING MARKET VALUE			185,080
TOTAL MARKET OB/XF VALUE			4,873
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			239,953
SOH/AGL Deduction			22,478
ASSESSED VALUE			217,475
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,475
TOTAL JUST VALUE			239,953
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21962	CO ISSUED	0	06/30/2009
E21690	ELEC OTHER	2,000	03/01/2009
M14439	MECH OTHER	0	03/01/2009
P13692	OTHER	0	03/01/2009
R11577	REPAIR/RRF	2,800	10/01/2008
B21962	NEW CONSTR	150,000	10/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2117/0918	4/28/2017	SW	U	I	11	100	
GRANTOR: IH3 PROPERTY FLORIDA							
GRANTEE: 2017 1 IH BORROWER							
1906/1630	2/28/2014	WD	Q	I	02	157,000	
GRANTOR: ESCOTT JAMIE L							
GRANTEE: IH3 PROPERTY FLORID							

BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2009] W21 S8 W8 PTO=[YR=2009] N4 W6 S4 E6\$ W16 S28							
FGR=[YR=2009] S20 E20 N12 FOP=[YR=2009] E4 N3 W4 S3\$ N8 W20\$							
E20 S5 E4 S3 E21 N44\$.							

TOTAL OB/XF 4,873																	
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1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

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