



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	31	HARDIE BRD 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

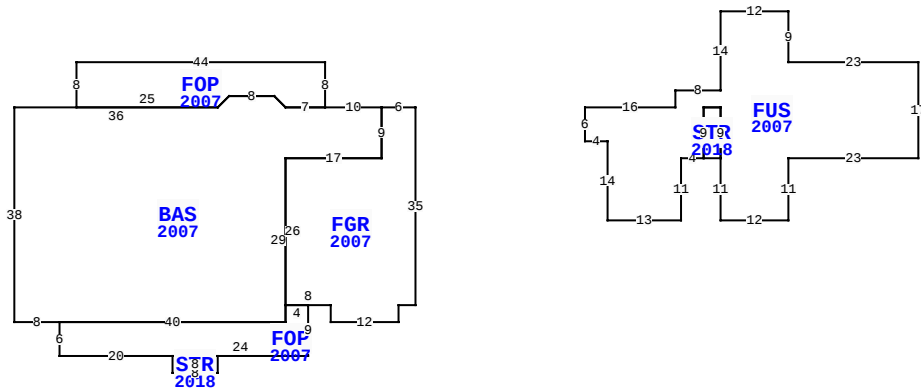
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	1,997	260,522
FGR	688	55	378	49,313
FOP	276	30	83	10,828
FOP	332	30	100	13,046
FUS	1,179	100	1,179	153,809
STR	24	10	2	261
STR	27	10	3	392
TOTALS	4,523		3,742	488,170

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	2,068.00	SF	4.00	4.00
3	0911	SCRN RM A	0 100	31	45	1,395.00	SF	17.50	17.50
4	0861	POOL GUNIT	0 100	0	0	448.00	SF	85.00	85.00
5	0855	CONC PAVER	0 100	0	0	947.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	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
0500	01	3,742	101.7000	144.92	542,291	2007	2007	0	0	9.98	90.02
1 SFR CUST - 100% - 2020				Heated Area: 3176				HX Base Yr 2020			



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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			488,170
TOTAL MARKET OB/XF VALUE			50,195
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			638,365
SOH/AGL Deduction			215,631
ASSESSED VALUE			422,734
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			367,734
TOTAL JUST VALUE			638,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			480,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20883	SCRN ENCL	12,000	12/01/2007
B20800	SWIM POOL	23,000	11/01/2007
E17981	ELEC OTHER	2,000	08/01/2006
M11934	MECH OTHER	0	08/01/2006
C17793	CO ISSUED	0	05/01/2006
C17793	CO ISSUED	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2285/1611	6/28/2019	WD Q	Q	I	01	517,500
GRANTOR: SUMMERLIN MARK R & AN						
GRANTEE: GREGORY A PETER & R						
1344/1309	8/24/2005	WD Q	Q	V		90,000
GRANTOR: ADAMS HERBERT & GLORI						
GRANTEE: SUMMERLIN MARK R &						

BUILDING NOTES									
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BUILDING DIMENSIONS
 FGR=[YR=2007] W6 BAS=[YR=2007] W10 FOP=[YR=2007] N8 W44 S8
 E25 U2 R2 E8 D2 R2 E7 \$ W7 U2 L2 W8 D2 L2 W36 S38 E8
 FOP=[YR=2007] S6 E20 STR=[YR=2018] S3 E8 N3 W8\$ E24 N9 W4
 S3 W40 \$ E40 N29 E17 N9\$ S9 W17 S26 E8 S3 E12 N3 E3 N35 \$
 PTR=E30 FUS=[YR=2007] E16 N3 E8 N14 E12 S9 E23 S17 W23 S11
 W12 N11 STR=[YR=2018] W3 N9 E3 S9\$ N9 W3 S9 W4 S11 W13 N14
 W4 N6 \$ W30 \$.

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00