

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	16	WD FR STUC	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	90	
Interior Floo	11	CLAY TILE	10	
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	01	
NEIGHBORHOOD/LOC		1076.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1,763	238,339
FGR	480	55	264	35,690
FOP	52	30	16	2,163
FOP	131	30	39	5,272
TOTALS	2,426		2,082	281,464

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,082	124.3081	155.39	323,522	1997	1997	0	0	13.00	87.00

1 SNGL FAM - 100% - 2004 Heated Area: 1763 HX Base Yr 2004

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			281,464
TOTAL MARKET OB/XF VALUE			8,612
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			540,076
SOH/AGL Deduction			291,191
ASSESSED VALUE			248,885
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			198,885
TOTAL JUST VALUE			540,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			457,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0019	DRVY PAVE		04/04/2024
20060823	XFOB	3,000	04/20/2006
B969986	NEW CONSTR	86,808	08/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/0064	10/18/2012	WD	U	I	30	100
GRANTOR: STETZER EDWARD & JEAN						
GRANTEE: STETZER EDWARD & JE						
1141/1906	6/03/2003	WD	Q	I		235,000
GRANTOR: PHILLIPS MARILYN L						
GRANTEE: STETZER EDWARD & JE						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	689.00	SF	5.20	5.20	100	1997	1997	3	73	2,615	
3	0810	CONCRETE A	0	100	30	90.00	SF	6.50	6.50	100	1997	1997	3	73	427	
4	0910	SCRN RM L	0	100	0	261.00	SF	15.00	15.00	100	2006	2006	3	27	1,057	
5	0810	CONCRETE A	0	100	0	303.00	SF	6.50	6.50	100	2006	2006	3	87	1,713	
TOTAL OB/XF															8,612	

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	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							