

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	80
Exterior Wall	10	ABOVE AVG	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,544	100	209,617
FDS	121	75	12,354
FGR	612	55	45,752
FOP	140	30	5,702
FOP	180	30	7,332
TOTALS	2,597		280,757

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,068	111.6220	139.53	288,548	2019	2019	0	0	2.70	97.30	
1 SNGL FAM - 100% - 2020 Heated Area: 1544 HX Base Yr 2020												

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			280,757
TOTAL MARKET OB/XF VALUE			8,871
TOTAL LAND VALUE - MARKET			39,000
TOTAL MARKET VALUE			328,628
SOH/AGL Deduction			141,493
ASSESSED VALUE			187,135
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			132,135
TOTAL JUST VALUE			328,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000745	CO ISSUED	0	01/27/2020
19006719	NEW CONSTR	220,301	06/24/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0165	8/09/2019	WD Q	Q	V	01	45,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: WELCH CECELIA G LIV						
2253/0531	1/28/2019	WD Q	Q	V	01	25,000
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: B Y FRANKLIN PROPER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W28 FOP=[YR=2019] W20 S7 E20 N7\$ S7 W20 N7 W13 S37 FOP=[YR=2019] S6 E30 N6 W30\$ E30 N3 E7 FGR=[YR=2019] S4 E12 S3 E12 N27 W24 S20\$ N20 E24 N14\$ PTR=E20 FDS=[YR=2019] E11 S11 W11 N11\$ W20\$.	

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	0812	CONCRETE C	0	100	0	0		4.00	100	2019	2019	3	98	8,871	

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,000								