

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	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	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,138	100	1,138
FGR	690	55	380
FOP	20	30	6
FOP	150	30	45
FUS	1,502	100	1,502
STR	70	10	7
TOTALS	3,570		3,078
			295,494

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		Heated Area: 2640		HX Base Yr				

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VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		295,494	
TOTAL MARKET OB/XF VALUE		4,036	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		364,530	
SOH/AGL Deduction		4,129	
ASSESSED VALUE		360,401	
TOTAL EXEMPTION VALUE	13	360,401	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		364,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013519	CO ISSUED	0	08/30/2022
21013519	NEW CONSTR	438,913	10/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1863	9/02/2022	WD	Q	I	01	448,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: JERVIS JONATHON & S						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W15 S10 E15\$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N2 E11 N20 W11 N4 W10 S5 W10 S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18\$ PTR= E20 FUS=[YR=2022] E35 S46 W16 N2 W19 N15 STR=[YR=2022] N7 E10 S7 W10\$ E10 N7 W10 N22\$ 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	2022	2022	3	100	4,036	

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	000135	C	SFR CNSVTN	100		PUD	65.00	118.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							