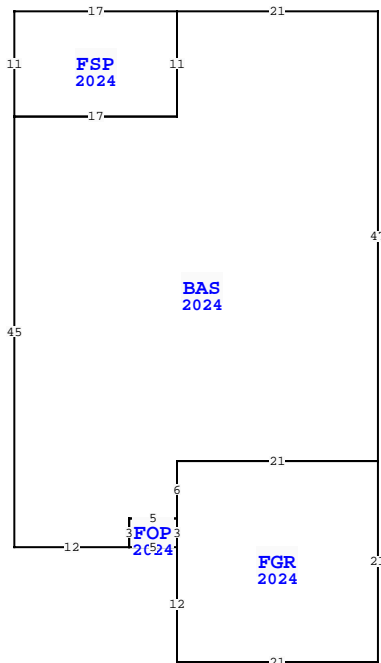




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floo	11		CLAY TILE	50
Interior Floo	14		CARPET	50
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			3	100
Bathrooms			2	100
Frame	02		WOOD FRAME	100
Stories	1.		1.	100
Units			0	100
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	SUBAREA MARKET VALUE
BAS	1,737	100	1,737	186,780
FGR	441	55	243	26,130
FOP	15	30	4	430
FSP	187	40	75	8,065
TOTALS	2,380		2,059	221,404

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 0% - 2024										Heated Area: 1737	HX Base Yr



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,404
TOTAL MARKET OB/XF VALUE		6,120
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		292,524
SOH/AGL Deduction		0
ASSESSED VALUE		292,524
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		292,524
TOTAL JUST VALUE		292,524
NCON VALUE		227,524
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		15,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004171	CO	326,650	12/12/2023
B2308157	SFR	326,650	06/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/741	12/28/2023	SW	Q	I	02	373,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KLEMM PAMELA ANN &						
2648/1207	6/16/2023	SW	Q	V	05	2,368,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	0855	CONC PAVER	0	0	0	612.00	SF	10.00	10.00	100	2024	2023		100	6,120	

BLD DATE		LGL DATE	
		01/16/2024	MLU

BUILDING NOTES	
BAS=[YR=2024;ORIG=20,10] E17 N11 E21 S47 W21 S6 W5 S3 W12 N45 \$	
FSP=[YR=2024;ORIG=37,10] W17 N11 E17 S11 \$	
FOP=[YR=2024;ORIG=32,52] E5 S3 W5 N3 \$	
FGR=[YR=2024;ORIG=37,67] N12 N3 N6 E21 S21 W21 \$	

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	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							