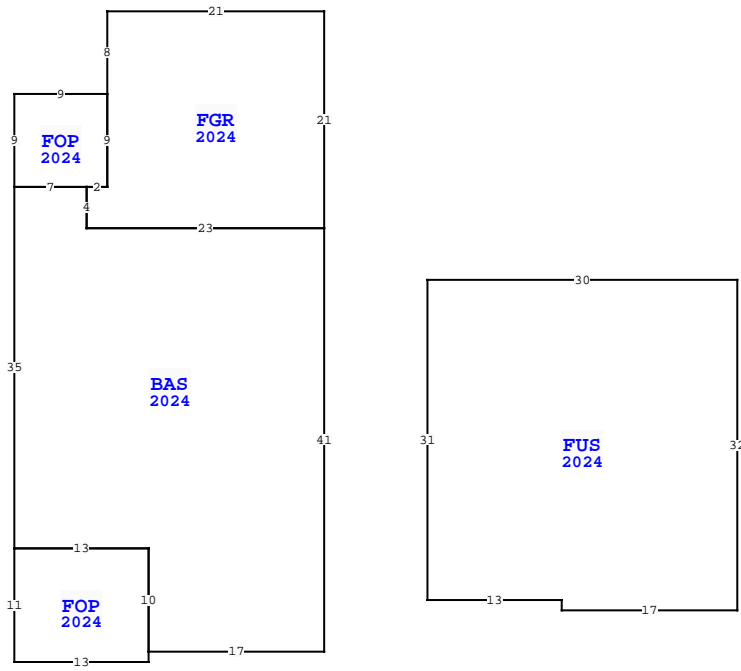


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
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	1,128	100	1,128
FGR	449	55	247
FOP	81	30	24
FOP	143	30	43
FUS	947	100	947
TOTALS	2,748		2,389
			253,998

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
				Heated Area: 2075							
				HX Base Yr							



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,998
TOTAL MARKET OB/XF VALUE		4,072
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		323,070
SOH/AGL Deduction		0
ASSESSED VALUE		323,070
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		323,070
TOTAL JUST VALUE		323,070
NCON VALUE		258,070
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002340	CO ISSUED	0	02/22/2023
22010970	NEW CONSTR	334,689	07/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/370	7/26/2024	SW U		I	11	100
GRANTOR: CSMA SFR TRS HOLDINGS						
GRANTEE: FKH SFR M LP						
2707/520	4/17/2024	SW U		I	11	100
GRANTOR: FKH SFR M LP						
GRANTEE: CSMA SFR TRS HOLDIN						

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	0	0	0		4.00	100	2024	2023		100	4,072	

TOTAL OB/XF															
										4,072					

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=30,28] W23 N4 W7 S35 E13 S10 E17 N41 \$									
FUS=[YR=2024;ORIG=70,33] W30 S31 E13 S1 E17 N32 \$									
FGR=[YR=2024;ORIG=30,7] W21 S8 S9 W2 S4 E23 N21 \$									
FOP=[YR=2024;ORIG=0,59] S11 E13 N1 N10 W13 \$									
FOP=[YR=2024;ORIG=0,24] E7 E2 N9 W9 S9 \$									

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	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							