

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	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		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,501	100	2,501
FGR	647	55	356
FOP	48	30	14
FSP	153	40	61
FUS	678	100	678
TOTALS	4,027		3,610
			463,207

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2023									
					Heated Area: 3179			HX Base Yr				

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VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				463,207
TOTAL MARKET OB/XF VALUE				8,334
TOTAL LAND VALUE - MARKET				127,500
TOTAL MARKET VALUE				599,041
SOH/AGL Deduction				3,174
ASSESSED VALUE				595,867
TOTAL EXEMPTION VALUE		13	595,867	
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				599,041
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				578,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009650	REPAIR/RRF	19,871	09/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/0241	6/09/2021	WD Q	Q	I	02	560,000
GRANTOR: WRYE RICHARD A & ERIN						
GRANTEE: ZITO MARK						
1223/0494	4/16/2004	WD Q	Q	I		325,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: WRYE RICHARD A & ER						

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	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	1,190.00	SF	4.00	4.00	100	2004	2004	3	84	3,998	
3	0462	ST/AL FNC	0	100	0	349.00	SF	10.00	10.00	100	2004	2004	3	36	1,256	
TOTALS													8,334			

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500								