

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structur	01	FLAT 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	02	WALL BD/WD 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Fixtures	8 100			
Frame	03	MASONRY 100		
Story Height	8 100			
RMS	3 100			
Stories	1.	1. 100		
Units	0 100			
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	9000	LEASEHOLD INTEREST		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1061.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	446	100	446	26,258
CAN	594	30	178	10,480
TOTALS	1,040		624	36,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	624	69.9300	75.00	46,800	1969	1980		0	0	21.50	78.50

1 CLUB HOUSE - 0% - 0
Heated Area: 446
HX Base Yr

CAN 1993

BAS 1993

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		36,738
TOTAL MARKET OB/XF VALUE		18,163
TOTAL LAND VALUE - MARKET		697,500
TOTAL MARKET VALUE		752,401
SOH/AGL Deduction		620,404
ASSESSED VALUE		131,997
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		131,997
TOTAL JUST VALUE		752,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,904

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	6,480.00	SF	4.00	4.00	100	1980	1980	3	32.5	8,424	
2	0422	CL FNC 4'	0	0	0	410.00	LF	15.00	15.00	100	1980	1980	3	20	1,230	
3	0680	POLE SHED	0	0	8	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
4	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120	
5	0505	FLAGPOLE A	0	0	0	24.00	LF	50.00	50.00	100	2000	2000	3	20	240	
6	0972	ST LGHT UN	0	0	0	18.00	UT	759.00	759.00	100	1980	1980	3	20	2,732	
7	0855	CONC PAVER	0	0	20	200.00	SF	10.00	10.00	100	2013	2013	3	94	1,880	
8	0855	CONC PAVER	0	0	0	271.00	SF	10.00	10.00	100	2013	2013	3	94	2,547	
9	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2014	2014	3	65	260	
10	0964	HALON SYST	0	0	6	12.00	SF	50.00	50.00	100	2014	2014	3	95	570	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009000	C	LEASE INT		0	REC	155.00	90.00	13,950.00	SF		1.00	1.00	1.00	50.00	50.00	697,500							

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S6 W7 S11 E34 N11 W15 N6 \$ CAN=[YR=1993] N5 W23 S26 E40 N26 W17 S11 E15 S11 W34 N11 E7 N6 E12 \$.

REVIEW DATE 12/30/2021 BY KK

Total Acres: 0.00 Total Land Value: 697,500 Market: 0 Agricultural: 0 Common: 697,500

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