

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,632	100	1,632
FGR	400	55	220
FOP	31	30	9
FSP	192	40	77
TOTALS	2,255		1,938
			236,304

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,938	108.3880	135.48	262,560	2003	2003	0	0	10.00	90.00

1 SNGL FAM - 100% - 2018 Heated Area: 1632 HX Base Yr 2018

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			236,304
TOTAL MARKET OB/XF VALUE			8,175
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			319,479
SOH/AGL Deduction			156,700
ASSESSED VALUE			162,779
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			112,779
TOTAL JUST VALUE			319,479
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003439	WINDOWS	11,799	03/03/2022
R1706352	REPAIR/RRF	13,000	10/01/2017
B0311537	NEW CONSTR	122,103	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/0153	4/03/2017	WD Q	Q	I	02	215,000
GRANTOR: RAVENELL MCKINLEY K &						
GRANTEE: JONES ROBERT A & CA						
1200/0687	1/08/2004	WD U	U	I	21	141,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RAVENELL MCKINLEY						

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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	619.00	SF	5.20	5.20	100	2003	2003	3	83	2,672	
3	0476	VF 6 SBPL	0	100	0	120.00	LF	32.00	32.00	100	2004	2004	3	64	2,458	
TOTALS															8,175	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							