

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,480	100	2,480
FGR	730	55	402
FOP	57	30	17
FOP	220	30	66
TOTALS	3,487		2,965
			369,480

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,965	100.1946	125.24	371,337	2021	2021	0	0	0.50	99.50

1 SNGL FAM - 0% - 2023 Heated Area: 2480 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		369,480
TOTAL MARKET OB/XF VALUE		9,108
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		453,588
SOH/AGL Deduction		0
ASSESSED VALUE		453,588
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		453,588
TOTAL JUST VALUE		453,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107472	CO ISSUED	0	01/28/2022
B2107472	NEW CONSTR	369,873	06/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/0739	3/10/2022	WD Q	Q	I	01	575,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LECUYER MICHAEL J &

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	920.00	SF	10.00	10.00	100	2021	2021	3	99	9,108	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W21 FOP=[YR=2021] W22 S10 E22 N10\$ S10 W22 N10 W21 S51 E12 FOP=[YR=2021] S3 E10 N6 W9 S3 W1 \$ E1 N3 E20 FGR=[YR=2021] S9 E11 S2 E20 N27 W14 S5 W17 S11\$ N11 E17 N5 E14 N32\$.	

LAND DESCRIPTION																								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							