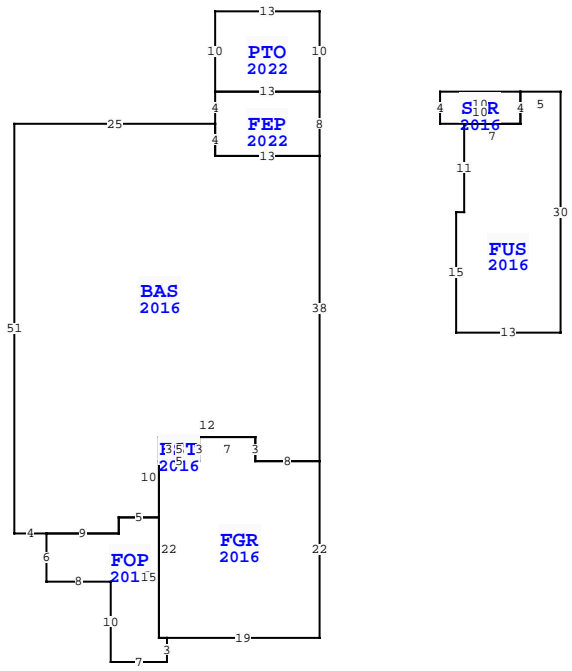


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	70
Exterior Wall	16		WD FR STUC	30
Roof Structure	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	14		CARPET	60
Interior Floor	11		CLAY TILE	40
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			3	100
Bathrooms			3	100
Frame	02		WOOD FRAME	100
Stories	1.5		1.5	100
Units			0	100
Occupancy	00		NONE	100
Quality	06		Quality Level	06
DOR CODE	0100		SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC	4035.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	200,016
FEP	104	80	83	10,001
FGR	461	55	254	30,605
FOP	157	30	47	5,663
FST	15	55	8	964
FUS	347	100	347	41,810
PTO	130	5	6	723
STR	40	10	4	482
TOTALS	2,914		2,409	290,263

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,409	130.9574	124.41	299,704	2016	2016	0	0	0	96.85
1 SINGLE FAM - 100% - 2022											
					Heated Area: 2007						
						HX Base Yr 2022					



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,263
TOTAL MARKET OB/XF VALUE		8,676
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		373,939
SOH/AGL Deduction		48,194
ASSESSED VALUE		325,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,745
TOTAL JUST VALUE		373,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015732	FOP TO FEP	27,250	11/15/2021
B1632585	CO ISSUED	0	11/28/2016
B1632585	NEW CONSTR	253,384	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0513	12/19/2018	WD	Q	I	01	275,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CARRION-JONES MONIC

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS PTO=[YR=2022] N10 W13 S10 E13\$ FEP=[YR=2022] W13 S4 BAS=[YR=2016] W25 S51 E4 FOP=[YR=2016] S6 E8 S10 E7 N3 FGR=[YR=2016] E19 N22 W8 N3 W7 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 S22 E1\$ W1 N15 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N8\$ PTR= E30 FUS=[YR=2016] W5 STR=[YR=2016] W10 S4 E10 N4\$ S4 W7 S11 W1 S15 E13 N30\$ W30\$.	

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	0810	CONCRETE A	0	100	9	3			27.00	SF	6.50	6.50	100	2016	2016	3	96	168	
2	0811	CONCRETE B	0	100	0	0			644.00	SF	5.20	5.20	100	2016	2016	3	96	3,215	
3	0462	ST/AL FNC	0	100	144	0			576.00	SF	10.00	10.00	100	2018	2018	3	87	5,011	
4	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
TOTAL OB/XF 8,676																			

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