

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

03 VINYL 100

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 60

Interior Floo

08 SHT VINYL 40

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02 WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Occupancy

00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,920

100

1,920

168,640

TOTALS

1,920

1,920

168,640

EXTRA FEATURES

55135 SPENCERVILLE RD, CALLAHAN

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

LAND DESCRIPTION

TOTAL OB/XF0

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

REVIEW DATE

01/14/2021

BY

KWA

Total Acres:

6.17

Total Land Value:

98,720

Market:

0

Agricultural:

0

Common:

98,720

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDTOTAL

0200

01

1,920

113.1900

90.55

173,856

2016

2016

0

0

3.00

97.00

1

1 SFR MODULR - 100% - 2017

Heated Area: 1920

HX Base Yr 2017

BAS

2016

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

168,640

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

98,720

TOTAL MARKET VALUE

267,360

SOH/AGL Deduction

123,988

ASSESSED VALUE

143,372

TOTAL EXEMPTION VALUE

HX HB50,000

BASE TAXABLE VALUE

93,372

TOTAL JUST VALUE

267,360

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

236,443

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2023/1479

1/11/2016

WD Q

I

01

70,000

GRANTOR: VELEZ ROCIO M & AGNES

GRANTEE: MONDS JOSHUA C & NI

1845/1177

3/13/2013

QC U

I

11

100

GRANTOR: VELEZ BEATRICE & LOUI

GRANTEE: VELEZ ROCIO M & AGN

BUILDING NOTES

BAS=[YR=2016] W60 S32 E60 N32\$.