



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
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	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,062	100	3,062	338,493
FGR	594	55	327	36,149
FOP	54	30	16	1,769
PTO	108	5	5	552
TOTALS	3,818		3,410	376,964

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0510 GARAGE WD-

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,410	96.2320	120.29	410,189	2006	2006	0	0	8.10	91.90
1 SNGL FAM - 100% - 2009 Heated Area: 3062 HX Base Yr 2009											
55104 LITTLE BROOK DR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/04/2024 MLU											

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	0 100	0 0	1,779.00	SF	4.00	4.00	100	2006	2006	3	87	6,191	
2	0510	GARAGE WD-	0 100	20 20	400.00	SF	35.00	35.00	100	2015	2015	3	78	10,920	

LAND DESCRIPTION		TOTAL OB/XF	
1 000100 C SFR		17,111	

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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			376,964
TOTAL MARKET OB/XF VALUE			17,111
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			449,075
SOH/AGL Deduction			225,434
ASSESSED VALUE			223,641
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			173,641
TOTAL JUST VALUE			449,075
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530943	XFOB	17,332	08/01/2015
M11190	MECH OTHER	0	03/01/2006
C17085	C0 ISSUED	218,406	02/01/2006
E16768	ELEC OTHER	1,781	02/01/2006
P10698	OTHER	0	02/01/2006
R08886	REPAIR/RRF	5,000	02/01/2006

SALES DATA	
OFF RECORD Number	DATE
1580/1635	8/08/2008
GRANTOR: HALLMARK HOMES INC	
GRANTEE: WILKERSON MARY B &	
1227/0069	4/30/2004
GRANTOR: BKS INC	
GRANTEE: HALLMARK HOMES INC	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2006] W31 PTO=[YR=2006] N9 W12 S9 E12 \$ W12 W22 S56 E14 N4 E10 FOP=[YR=2006] E9 S6 W9 N6 \$ E9 E10 FGR=[YR=2006] S10 E22 N27 W22 S17 \$ N17 E22 N35 \$.	