

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		2031.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	49	100
BAS	1,760	100
FGR	724	55
FOP	25	30
PTO	242	5
TOTALS	2,800	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,227	127.1256	167.81	373,713	1988	1998		0	0	17.55	82.45
1 SNGL FAM - 0% - 2025												
Heated Area: 1809 HX Base Yr												

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	308,126		
TOTAL MARKET OB/XF VALUE	8,260		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	591,386		
SOH/AGL Deduction	0		
ASSESSED VALUE	591,386		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	591,386		
TOTAL JUST VALUE	591,386		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	552,680		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5297	NEW CONSTR	3,500	08/17/1988
3161	NEW CONSTR	4,000	08/10/1988
5071	NEW CONSTR	65,601	08/03/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/470	1/12/2024	LE U		I	11	100
GRANTOR: BAILEY MARY W						
GRANTEE: MIXON KIMBERLY B						
0556/0206	11/02/1988	WD Q		I		137,200
GRANTOR: ALMAND AMOS F JR						
GRANTEE: BAILEY WM R						

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	0810	CONCRETE A	0	0	53	3			6.50	100	1988	1988	3	52	537	
2	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1988	1988	3	52	3,288	
3	0504	FP-ELECTRI	0	0	0	0	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
4	0810	CONCRETE A	0	0	22	11	SF	6.50	6.50	100	1988	1988	3	52	818	
5	0825	BRICK	0	0	0	0	SF	8.75	8.75	100	2005	2005	3	96	2,377	
TOTALS															8,260	

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	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/28/2025 MLU														
BUILDING DIMENSIONS														
BAS=[YR=1993] W16 PTO=[YR=1993] W22 S11 E22 N11\$ S11 W22 U3 L3 W7 L3 D3 BAS=[YR=1993] W7 FGR=[YR=1993] W6 S38 E22 N31 W16 N7\$ S7 E7 N7\$ S7 E9 S26 E11 FOP=[YR=1993] E5 N5 W5 S5 \$ N5 E5 S10 E26 N49\$.														