

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE 80		
Exterior Wall	16		WD FR STUC 20		
Roof Structure	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	12		HARDWOOD 60		
Interior Floor	11		CLAY TILE 40		
Air Condition	03		CENTRAL 100		
Heating Type	04		AIR DUCTED 100		
Bedrooms			2 100		
Bathrooms			2 100		
Frame	02		WOOD FRAME 100		
Stories	1.		1. 100		
Units			0 100		
Quality	03		Quality Level 03		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA 01		
NEIGHBORHOOD/LOC			1075.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1993	1,327	173,838
BAS	187	100	2007	187	24,497
FGR	494	55	1993	272	35,632
FOP	80	30	1993	24	3,144
TOTALS	2,088			1,810	237,112

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,810	115.8000	152.86	276,677	1989	1995	0	0	14.30	85.70
1 SNGL FAM - 0% - 2024										Heated Area: 1514	HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,112
TOTAL MARKET OB/XF VALUE		6,058
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		543,170
SOH/AGL Deduction		1,885
ASSESSED VALUE		541,285
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		541,285
TOTAL JUST VALUE		543,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070824	ADDITION	3,960	05/10/2007
20052588	REPAIR/RRF	5,000	09/01/2005
4605-B	N/A	45,800	12/16/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1585	2/23/2023	WD Q	Q	I	01	585,000

GRANTOR: HARTSHORN WILLIAM S &
GRANTEE: TURNYANSZKI CAROLE
2597/1015 10/17/2022 FJ U I 11 0
GRANTOR: HARTSHORN WILLIAM R E
GRANTEE: HARTSHORN WILLIAM S

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	0811	CONCRETE B	0	0	47	17	846.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,398	
2	0810	CONCRETE A	0	0	44	3	75.00	SF	6.50	6.50	100	1989	1989	3	54.5	266	
3	0810	CONCRETE A	0	0	0	0	151.00	SF	6.50	6.50	100	1989	1989	3	54.5	535	
4	0858	SCULP CONC	0	0	0	0	234.00	SF	13.00	13.00	100	2002	2002	3	94	2,859	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/30/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W3 N2 W4 S2 W25 S48 E12 N5 E2 N5 E8 S3 E7 N3 E3 N12 W4 N12 E4 N14 \$	
FGR=[YR=1993;ORIG=-32,48] S22 E21 N8 E4 N8 W4 N6 W21 \$	
BAS=[YR=2007;ORIG=-3,-2] N11 W15 S13 E11 N2 E4 \$	
FOP=[YR=1993;ORIG=-11,48] N10 W7 S5 W2 S5 E9 \$	

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	RES	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							