

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 100	
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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1047.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,857	100	2016
FGR	492	55	2016
FOP	48	30	2016
FOP	129	30	2016
TOTALS	2,526		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2019								
Heated Area: 1857						HX Base Yr 2019					

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VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			420,804
TOTAL MARKET OB/XF VALUE			10,927
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			606,731
SOH/AGL Deduction			253,443
ASSESSED VALUE			353,288
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			302,566
TOTAL JUST VALUE			606,731
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			587,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150855	CO ISSUED	0	04/04/2016
20150855	NEW CONSTR	230,619	04/22/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0292	11/26/2014	WD	Q	V	01	70,000
GRANTOR: HAMILTON MARCI						
GRANTEE: COMINSKY STEPHEN &						
1607/1758	1/24/2009	WD	U	V	30	50,000
GRANTOR: WRIGHT TYSON & JENNIF						
GRANTEE: HAMILTON MARCI						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	804.00	SF	10.00	10.00	100	2016	2016	3	95	7,638	
3	0855	CONC PAVER	0	100	0	90.00	SF	10.00	10.00	100	2016	2016	3	95	855	
4	0855	CONC PAVER	0	100	4	16.00	SF	10.00	10.00	100	2016	2016	3	95	152	
5	0855	CONC PAVER	0	100	6	36.00	SF	10.00	10.00	100	2016	2016	3	95	342	
TOTALS															10,927	

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							