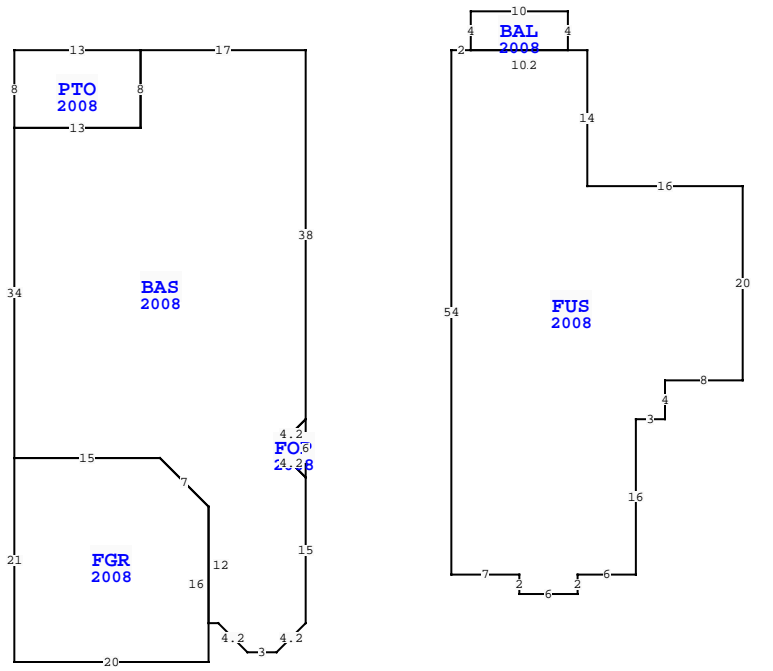




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	08	CLAY TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	3043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	2008	6	1,112
BAS	1,348	100	2008	1,348	249,954
FGR	408	55	2008	224	41,535
FOP	9	30	2008	3	557
FUS	1,200	100	2008	1,200	222,511
PTO	104	5	2008	5	927
TOTALS	3,109			2,786	516,597

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	100%	-	2024						
				Heated Area:	2548						
				HX Base Yr	2024						



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		516,597
TOTAL MARKET OB/XF VALUE		4,316
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		660,913
SOH/AGL Deduction		91,231
ASSESSED VALUE		569,682
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		518,960
TOTAL JUST VALUE		660,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0720897	NEW CONSTR	0	05/01/2008
C20897	CO ISSUED	0	05/01/2008
E20757	ELEC OTHER	1,000	05/01/2008
M13765	MECH OTHER	0	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/247	3/24/2025	WD Q	I	02		825,000
GRANTOR: BEDFORD STEPHEN L TRU						
GRANTEE: FIRTH NANCY M REVOC						
2639/1557	5/15/2023	WD Q	I	02		775,000
GRANTOR: HEWITT WILLIAM H &						
GRANTEE: BEDFORD STEPHEN L T						

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	100	46	4			184.00	SF	6.50	6.50	100	2008	2008	3	88	1,052	
2	0810	CONCRETE A	0	100	0	0			465.00	SF	6.50	6.50	100	2008	2008	3	88	2,660	
3	0855	CONC PAVER	0	100	0	0			97.00	SF	7.00	7.00	100	2009	2009	3	89	604	
TOTALS															4,316				

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	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							