

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	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	2,445	151.2189	238.93	584,184	2020	2020	0	0	2.00	98.00		
1 SFR CUST - 100% - 2021 Heated Area: 2155 HX Base Yr 2021													



Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC		3043.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2020	1,100	257,567
FGR	420	55	2020	231	54,089
FOP	33	30	2020	10	2,341
FSP	108	40	2020	43	10,069
FUS	1,055	100	2020	1,055	247,030
STR	56	10	2020	6	1,405
TOTALS	2,772			2,445	572,500

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VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE		572,500		
TOTAL MARKET OB/XF VALUE		5,253		
TOTAL LAND VALUE - MARKET		165,000		
TOTAL MARKET VALUE		742,753		
SOH/AGL Deduction		280,538		
ASSESSED VALUE		462,215		
TOTAL EXEMPTION VALUE		50,722		
BASE TAXABLE VALUE		411,493		
TOTAL JUST VALUE		742,753		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		716,567		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002790	NEW CONSTR	288,933	06/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0636	12/30/2020	SW	Q	I	01	536,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: LANDRUM KATHLEEN &						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

EXTRA FEATURES																	
L	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	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	334.00	SF	10.00	10.00	100	2020	2020	3	98	3,273	

LAND DESCRIPTION														TOTAL OB/XF											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 12/30/2020 BY RK																									
Total Acres: 0.00										Total Land Value: 165,000					Market: 0			Agricultural: 0			Common: 165,000			PRINTED 07/30/2025 BY SYS	