

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	3043.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	797	100	2021
FGR	437	55	2021
FOP	57	30	2021
FOP	72	30	2021
FOP	72	30	2021
FOP	72	30	2021
FUS	1,296	100	2021
TOTALS	2,803		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 0	209.58	506,345	2021	2021	0	0	1.50	98.50
Heated Area: 2093											
HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			498,750
TOTAL MARKET OB/XF VALUE			14,794
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			653,544
SOH/AGL Deduction			48,784
ASSESSED VALUE			604,760
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			604,760
TOTAL JUST VALUE			653,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			549,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
206997	CO ISSUED	0	10/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1042	10/29/2021	WD	Q	I	01	546,200
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: STOFBERG PHILLIP &						
2170/0137	1/10/2018	SW	Q	V	05	3,900,000
GRANTOR: BIGHT ENTERPRISES LLC						
GRANTEE: ARTISAN HOMES LLC						

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	0855	CONC PAVER	0	0	0	464.00	SF	10.00	10.00	100	2021	2021	3	99	4,594	
2	0409	ELEVATOR R	0	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2024	MLU

BUILDING NOTES																			
BUILDING DIMENSIONS																			
FGR=[YR=2021] W21 FOP=[YR=2021] W8 S9 BAS=[YR=2021] S28																			
FOP=[YR=2021] S12 E6 N12 W6 \$ E6 S12 E10 FOP=[YR=2021] S1																			
E13 N5 W11 S4 W2 \$ E2 N4 E11 N24 W18 U3 L3 N9 W8 \$ E8 N9 \$																			
S18 D3 R3 E18 N21 \$ PTR= E30 FUS=[YR=2021] E29 S44 W6 S4																			
W17 FOP=[YR=2021] W6 N12 E6 S12 \$ N12 W6 N36 \$ W30 \$.																			

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