

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC 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	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	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,109	100	2016
FGR	490	55	2016
FOP	56	30	2016
FOP	350	30	2016
TOTALS	4,005		

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%	- 2022							
Heated Area: 3109					HX Base Yr 2022						

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		946,548	
TOTAL MARKET OB/XF VALUE		22,118	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,268,666	
SOH/AGL Deduction		402,151	
ASSESSED VALUE		866,515	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		815,793	
TOTAL JUST VALUE		1,268,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,289,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632725	SCRNP TO	13,325	07/01/2016
B1531002	CO ISSUED	0	06/08/2016
B1531002	NEW CONSTR	381,403	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/0415	6/01/2021	WD	Q	I	01	964,500

GRANTOR: BUCHANAN FAMILY REVOC
GRANTEE: READER ROBERT R & E
2203/1625 6/13/2018 WD U I 11 100
GRANTOR: BUCHANAN BRUCE & JUDY
GRANTEE: BUCHANAN FAMILY REV

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	1,175.00	SF	7.00	7.00	100	2016	2016	3	95	7,814	
3	0855	CONC PAVER	0	100	0	584.00	SF	7.00	7.00	100	2016	2016	3	95	3,884	
4	0855	CONC PAVER	0	100	0	103.00	SF	7.00	7.00	100	2016	2016	3	95	685	
5	0912	SCRN RM G	0	100	0	585.00	SF	10.00	10.00	100	2016	2016	3	70	4,095	
6	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							