



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,897	100	2004	2,897	351,138
FGR	839	55	2004	461	55,877
FOP	202	30	2004	61	7,394
FOP	241	30	2004	72	8,727
FUS	529	100	2004	529	64,119

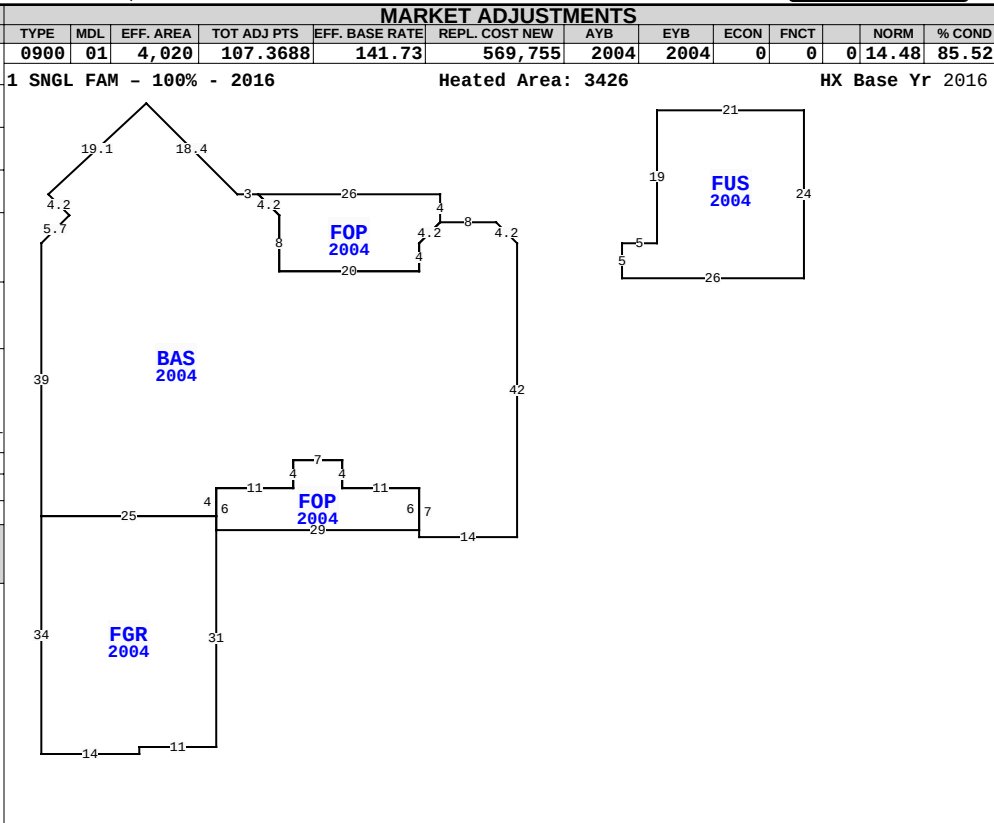
TOTALS	4,708			4,020	487,254
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EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	3,255.00	SF	4.00	4.00	100	2004	2004	3	83	10,807	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740	
3	1127	BRICK 8"	0	100	0	0	7.00	SF	11.00	11.00	100	2004	2004	3	95	73	
4	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	2008	2008	3	48	13,260	
5	0855	CONC PAVER	0	100	0	0	1,658.00	SF	7.00	7.00	100	2008	2008	3	88	10,213	
6	0462	ST/AL FNC	0	100	0	0	612.00	SF	10.00	10.00	100	2008	2008	3	48	2,938	
7	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	2021	2021	3	99	5,940	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006



34357 DAYBREAK DR, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	44,971
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
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		487,254
TOTAL MARKET OB/XF VALUE		44,971
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		572,225
SOH/AGL Deduction		207,002
ASSESSED VALUE		365,223
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		309,501
TOTAL JUST VALUE		572,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008320	REPAIR/RRF	43,286	05/27/2022
B21579	SWIM POOL	25,000	06/01/2008
B0412772	NEW CONSTR	253,282	01/05/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0567	12/29/2015	WD	Q	I	01	325,000
GRANTOR: BATROUS DAVID JASON &						
GRANTEE: POTROK PAUL A & CHE						
1167/1983	9/04/2003	WD	Q	V		29,000
GRANTOR: HOLTON ROBERT R & JOA						
GRANTEE: BATROUS DAVID J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U3 L3 W8 FOP=[YR=2004] N4 W26 D3 R3 S8 E20
N4 R3 U3 \$ D3 L3 S4 W20 N8 L3 U3 W3 U13 L13 D13 L14
D3 R3 D4 L4 S39 FGR=[YR=2004] S34 E14 N1 E11 N31
FOP=[YR=2004] E29 N6 W11 N4 W7 S4 W11 S6\$ N2 W25\$ E25 N4 E11
N4 E7 S4 E11 S7 E14 N42\$ PTR=E15 FUS=[YR=2004] E5 N19 E21 S24
W26 N5\$ W15\$.