



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,809	100
FGR	420	55
FOP	48	30
FSP	300	40
TOTALS	2,577	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,174	133.7749	133.77	290,816	2002	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1809 HX Base Yr 2022											
TOTALS	2,577		2,174	266,097							

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VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				266,097			
TOTAL MARKET OB/XF VALUE				19,368			
TOTAL LAND VALUE - MARKET				27,000			
TOTAL MARKET VALUE				312,465			
SOH/AGL Deduction				48,241			
ASSESSED VALUE				264,224			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				213,502			
TOTAL JUST VALUE				312,465			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				312,384			

TOTALS		2,577				2,174		266,097		32043 WHITE TAIL CT, BRYCEVILLE					XF DATE				LAND DATE		04/21/2025		MLU	
															INC DATE				AG DATE					
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		0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975							
2		0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2002	2002	3	80	2,779							
3		0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2010	2010	3	76	4,378							
4		0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456							
5		0510	GARAGE WD-	0	100	0	0	650.00	SF	35.00	35.00	100	2004	2004	3	32	7,280							
6		1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	2014	2014	3	60	1,500							