

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMMT	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	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		08	
NEIGHBORHOOD/LOC	8124.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2024	2,237	309,476
FGR	542	55	2024	298	41,226
FOP	46	30	2024	14	1,936
FOP	216	30	2024	65	8,992
TOTALS	3,041			2,614	361,632

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,614	105.6000	139.39	364,365	2023	2023	0	0	0.75	99.25

1 SNGL FAM - 100% - 2024 Heated Area: 2237 HX Base Yr 2024

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			376,983
TOTAL MARKET OB/XF VALUE			85,584
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			522,567
SOH/AGL Deduction			99,072
ASSESSED VALUE			423,495
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			372,773
TOTAL JUST VALUE			522,567
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			506,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308831	INGROUND POOL	95,000	07/11/2023
22002212	CO ISSUED	0	03/01/2023
22009917	NEW CONSTR	359,045	06/28/2022
22009918	GARAGE	34,490	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2630/0491	4/06/2023	WD Q	Q	I	03	494,700
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: HARDEN LEE & JULIA						
2262/1966	2/27/2019	SW U	V	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

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	2,847.00	SF	4.00	4.00	100	2024	2023		100	11,388	
2	0861	POOL GUNIT	0	100	0	0	688.00	SF	85.00	85.00	100	2024	2023		98	57,310	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
4	0855	CONC PAVER	0	100	0	0	855.00	SF	10.00	10.00	100	2024	2023		100	8,550	
5	0462	ST/AL FNC	0	100	148	0	592.00	SF	10.00	10.00	100	2024	2023		98	5,802	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
53981 HONEYSUCKLE LN, CALLAHAN	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,0] E24 S9 E24 N9 E19 S33 W7 W14 S1 W10 S4 W6 W1 N2 W7 S5 W22 N41 \$	
FGR=[YR=2024;ORIG=46,56] N18 N4 E10 N1 E14 S23 W24 \$	
POP=[YR=2024;ORIG=34,0] E24 S9 W24 N9 \$	
FOP=[YR=2024;ORIG=32,42] N1 N5 E7 S2 E1 S4 W8 \$	

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

