

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	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	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	1,859	100	2021	1,859	256,221
FGR	473	55	2021	260	35,835
FOP	45	30	2021	14	1,930
PTO	197	5	2021	10	1,378
TOTALS	2,574			2,143	295,364

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,143	106.8200	141.00	302,163	2021	2021	0	0	2.25	97.75

1 SNGL FAM - 100% - 2024 Heated Area: 1859 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		312,796
TOTAL MARKET OB/XF VALUE		9,298
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		382,094
SOH/AGL Deduction		3,627
ASSESSED VALUE		378,467
TOTAL EXEMPTION VALUE	13	378,467
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		382,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007360	CO ISSUED	0	03/05/2021
20007360	GARAGE	23,184	08/17/2020
2006851	NEW CONSTR	248,284	08/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1239	3/19/2021	WD	Q	I	02	312,500

GRANTOR: KEN GREENE CONTRACTOR
GRANTEE: MATOS DAWN & MARILU
2262/1966 2/27/2019 SW U V 30 744,000
GRANTOR: KENNETH L GREENE CONT
GRANTEE: KEN GREEN CONTRACTO

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		4.00	100	2021	2021	3	99	9,298	

52002 ALBANY PL, CALLAHAN

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

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=2021] W23 PTO=[YR=2021] N15 W16 S10 E7 D2 R2 S3 E7\$
W7 N3 U2 L2 W7 N7 W24 S21 FGR=[YR=2021] S22 E8 S2 E11 N2 E2
N21 W11 N1 W10 \$ E10 S1 E11 S21 E9 FOP=[YR=2021] S5 E9 N5 W9\$
E20 S2 E13 N33\$.

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							

