

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
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
Quality	05	Quality Level 05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2016
TOTALS	1,512		170,831

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	139.9200	118.93	179,822	2016	2020	0	0	5.00	95.00
1 M/H 94+ - 100% - 2022 Heated Area: 1512 HX Base Yr 2022											
BLD DATE	03/10/2008		KWJW	LGL DATE	05/21/2025		MLU				
XF DATE				LAND DATE							
INC DATE				AG DATE							

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		170,831	
TOTAL MARKET OB/XF VALUE		8,166	
TOTAL LAND VALUE - MARKET		45,900	
TOTAL MARKET VALUE		224,897	
SOH/AGL Deduction		67,037	
ASSESSED VALUE		157,860	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		107,138	
TOTAL JUST VALUE		224,897	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165740	CO ISSUED	0	07/06/2016
B1632438	XFOB	17,138	06/01/2016
MH165740	MH MOVE-ON	0	05/01/2016
B9900	GARAGE	23,100	07/01/2002
E10087	NEW CONSTR	100	07/01/2002
E995516	H/AC	0	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1019	5/28/2021	WD	U	I	11	100
GRANTOR: PERRY CLAUDIA & LARRY						
GRANTEE: BRYD ADAM & KAREN						
2489/0221	5/28/2021	WD	Q	I	01	192,500
GRANTOR: PERRY LARRY & CLAUDIA						
GRANTEE: BYRD ADAM & KAREN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	35	20	700.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	100	0	0	518.00	SF	6.50	6.50	100
3	0351	CARPORT MT	0	100	14	10	140.00	SF	10.00	10.00	100

TOTAL OB/XF											
8,166											
54299 CHURCH RD, CALLAHAN											

BUILDING NOTES											
BAS=[YR=2016] W56 S27 E56 N27\$.											

BUILDING DIMENSIONS											
BAS=[YR=2016] W56 S27 E56 N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.02	AC	