

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	30	VINYL	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMNT	80		
Interior Floor	14	CARPET	20		
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	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4050.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	2004	1,769	178,094
FGR	424	55	2004	233	23,457
FOP	30	30	2004	9	906
PTO	240	5	2004	12	1,208
TOTALS	2,463			2,023	203,665

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		Heated Area: 1769		HX Base Yr				

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			203,665
TOTAL MARKET OB/XF VALUE			3,358
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			257,023
SOH/AGL Deduction			0
ASSESSED VALUE			257,023
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,023
TOTAL JUST VALUE			257,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412907	NEW CONSTR	126,010	05/01/2004
P0407913	NEW CONSTR	0	05/01/2004
R046225	REPAIR/RRF	2,000	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2584/0218	8/11/2022	WD	U	I	37	312,000
GRANTOR: VIRTUS INVESTMENT GRO						
GRANTEE: SFR JV-2 PROPERTY L						

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	0811	CONCRETE B	0	0	0	778.00	SF	5.20	5.20	100	2004	2004	3	83	3,358	

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004] W2 N2 W11 S2 W6 PTO=[YR=2004] N10 W24 S10 E24 \$ W31 S40 E12 N3 E11 FOP=[YR=2004] E6 FGR=[YR=2004] S15 E21 N22 W2 S2 W19 S5 \$ N5 W6 S5 \$ N5 E25 N2 E2 N30 \$.	

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	000134	C	RES POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							