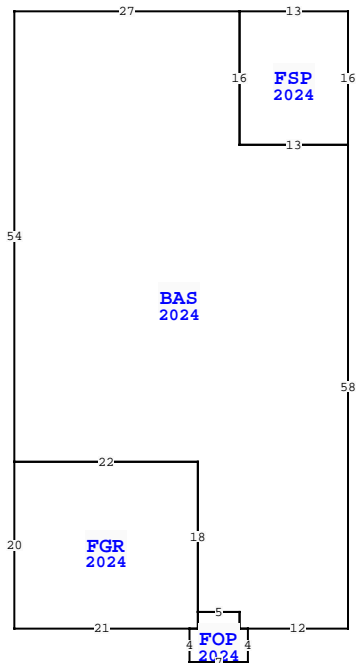


| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|---------------|--------------|----------------------|
| Exterior Wall | 31 | | HARDIE BRD | 100 | |
| Roof Structur | 03 | | GABLE/HIP | 100 | |
| Roof Cover | 03 | | COMP SHNGL | 100 | |
| Interior Wall | 05 | | DRYWALL | 100 | |
| Interior Floor | 11 | | CLAY TILE | 50 | |
| Interior Floor | 14 | | CARPET | 50 | |
| Air Condition | 03 | | CENTRAL | 100 | |
| Heating Type | 04 | | AIR DUCTED | 100 | |
| Bedrooms | | | 4 | 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 | 05 | |
| NEIGHBORHOOD/LOC | 5020.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,302 | 100 | 2024 | 2,302 | 253,036 |
| FGR | 440 | 55 | 2024 | 242 | 26,601 |
| FOP | 38 | 30 | 2024 | 11 | 1,209 |
| FSP | 208 | 40 | 2024 | 83 | 9,123 |
| TOTALS | 2,988 | | | 2,638 | 289,969 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|----------------------------|-----|-----------|-------------|----------------|-------------------|-----|-----|------|------|-----------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | | | | | | | | | | | |
| 1 SINGLE FAM - 100% - 2025 | | | | | | | | | | | |
| | | | | | Heated Area: 2302 | | | | | | |
| | | | | | | | | | | HX Base Yr 2025 | |



| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 289,969 |
| TOTAL MARKET OB/XF VALUE | | 6,000 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 355,969 |
| SOH/AGL Deduction | | 98,995 |
| ASSESSED VALUE | | 256,974 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 206,252 |
| TOTAL JUST VALUE | | 355,969 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 346,460 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 230003949 | | | 01/10/2024 |
| B2308297 | SFR | 421,807 | 06/28/2023 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2694/1814 | 2/16/2024 | SW Q | Q | I | 02 | 391,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: ROLLER FREDERICK WI | | | | | | |
| 2648/1207 | 6/16/2023 | SW Q | Q | V | 05 | 2,368,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 600.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 6,000 | |

| BLD DATE | | LGL DATE | |
|----------|--|----------|------------|
| | | | 04/03/2025 |
| | | | MLU |

| BUILDING NOTES | |
|---|--|
| BAS=[YR=2024;ORIG=54,0] W27 S54 E22 S18 E5 S2 E1 E12 N58 W13 N16 \$ | |
| FGR=[YR=2024;ORIG=27,74] E21 E1 N2 N18 W22 S20 \$ | |
| FSP=[YR=2024;ORIG=54,16] E13 N16 W13 S16 \$ | |
| FOP=[YR=2024;ORIG=49,74] N2 E5 S2 E1 S4 W7 N4 E1 \$ | |

| 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 | 100 | | PUD | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |