

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,732	100	2023
FGR	450	55	2023
FOP	48	30	2023
FOP	350	30	2023
TOTALS	2,580		

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%	- 2025	114.22	239,748	2024	2024	0	0	0.00	100.00	

Heated Area: 1732 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			239,748
TOTAL MARKET OB/XF VALUE			4,245
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			308,993
SOH/AGL Deduction			0
ASSESSED VALUE			308,993
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,993
TOTAL JUST VALUE			308,993
NCON VALUE			243,993
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006726	PRIVATE PROVIDER	329,401	06/06/2024
B23-12279	SFR	329,401	09/25/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/411	8/14/2024	SW	Q	I	01	386,000

GRANTOR: RICHMOND AMERICAN HOM
 GRANTEE: CAMERON ADDISON SAG
 2522/0861 | 12/15/2021 | SW | Q | V | 05 | 4,393,200
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: RICHMOND AMERICAN H

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
1	0810	CONCRETE A	0	0	653.00	SF	6.50	6.50	100	2025	2024	100

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

BUILDING NOTES	
BAS=[YR=2023;ORIG=75,0] W35 S38 E3 S3 E18 S14 E4 S11 E10 N66 \$	
FGR=[YR=2023;ORIG=43,38] W3 S24 E20 E1 N7 N14 W18 N3 \$	
FOP=[YR=2023;ORIG=40,0] E35 N10 W35 S10 \$	
FOP=[YR=2023;ORIG=65,66] W5 N4 E1 N7 E4 S11 \$	

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	000135	C	RES NATURAL	0		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								