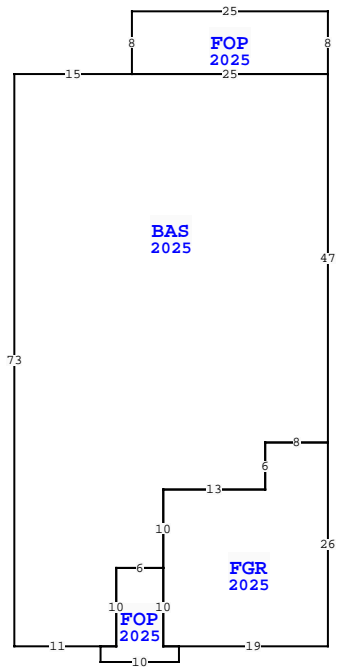


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	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	2,392	100	2025
FGR	468	55	2025
FOP	80	30	2025
FOP	200	30	2025
TOTALS	3,140		

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								
				Heated Area:	2392						
				HX Base Yr							



VALUATION BY		STANDARD
Tax Group:	4	
Building Market Value		328,097
Total Market OB/XF Value		4,043
Total Land Value - Market		65,000
Total Market Value		397,140
SOH/AGL Deduction		0
Assessed Value		397,140
Total Exemption Value		0
Base Taxable Value		397,140
Total Just Value		397,140
NCON Value		332,140
Income Value		
Previous Year Mkt Value		90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011734	NSFR (T)3146 (H)2	435,332	10/18/2024
B240001314	T3146 H2390 G471P	435,332	02/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/379	11/14/2024	WD	Q	I	01	425,000
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: NISKOCH ANTHONY M						
2688/1034	1/08/2024	SW	Q	V	05	2,220,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: WEEKLEY 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
1	0810	CONCRETE A	0	0	0	622.00	SF	6.50	6.50	100	2025

BLD DATE		LGL DATE	
		03/19/2025	MLU

BUILDING NOTES	
BAS=[YR=2025;ORIG=10,10] E15 E25 S47 W8 S6 W13 S10 W6 S10 W2 W11 N73 \$	
FOP=[YR=2025;ORIG=25,10] E25 N8 W25 S8 \$	
FGR=[YR=2025;ORIG=29,63] E13 N6 E8 S26 W19 W2 N10 N10 \$	
FOP=[YR=2025;ORIG=23,73] E6 S10 E2 S2 W10 N2 E2 N10 \$	

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		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							