

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,041	100	2007
FGR	657	55	2007
FOP	35	30	2007
FUS	1,488	100	2007
PTO	260	5	2007
TOTALS	3,481		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,913	100.9560	100.96	294,096	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 0% - 2025 Heated Area: 2529 HX Base Yr											

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		269,098	
TOTAL MARKET OB/XF VALUE		5,910	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		330,008	
SOH/AGL Deduction		0	
ASSESSED VALUE		330,008	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		330,008	
TOTAL JUST VALUE		330,008	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		320,952	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012007	REPAIR/RRF	17,003	08/05/2022
E19161	ELEC OTHER	1,500	04/01/2007
M12878	MECH OTHER	0	04/01/2007
P12280	OTHER	0	04/01/2007
C19684	CO ISSUED	0	03/01/2007
B19684	NEW CONSTR	225,192	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2709/48	4/26/2024	WD Q	Q	I	01	400,000
GRANTOR: NAHORNY CORY J & KIM						
GRANTEE: WILLIAMS CLAYTON AN						
2481/0525	7/16/2021	WD Q	Q	I	01	310,000
GRANTOR: SYSKO FRANK S & EMILY						
GRANTEE: NAHORNY CORY J & KI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,119.00	SF	4.00	4.00	
2	0462	ST/AL FNC	0	0	0	0	420.00	SF	10.00	10.00	

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
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT	

BUILDING NOTES											
BAS=[YR=2007] W2 PTO=[YR=2007] N10 W26 S10 E26\$ W38 S18											
FGR=[YR=2007] S2 W10 S21 E31 N3 FOP=[YR=2007] E7 N5 W7 S5\$											
N18 W18 N2 W3\$ E3 S2 E18 S13 E19 N33\$ PTR=E15 FUS=[YR=2007]											
E40 S33 W19 S8 W21 N41 \$ W15\$.											

BUILDING DIMENSIONS											
BAS=[YR=2007] W2 PTO=[YR=2007] N10 W26 S10 E26\$ W38 S18											
FGR=[YR=2007] S2 W10 S21 E31 N3 FOP=[YR=2007] E7 N5 W7 S5\$											
N18 W18 N2 W3\$ E3 S2 E18 S13 E19 N33\$ PTR=E15 FUS=[YR=2007]											
E40 S33 W19 S8 W21 N41 \$ W15\$.											

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	55,000.00	55,000.00	55,000							