



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LVT/LAMMT 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.	1. 100				
	0 100				
00	NONE 100				
Quality		01	Quality Level 01		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA 09		
NEIGHBORHOOD/LOC		9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	2022	1,779	273,818
FGR	529	55	2022	291	44,790
FOP	272	30	2022	82	12,622
FOP	456	30	2022	137	21,087
TOTALS	3,036			2,289	352,315

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,289	97.9020	154.69	354,085	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2023											
					Heated Area: 1779						
						HX Base Yr 2023					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		352,315	
TOTAL MARKET OB/XF VALUE		4,904	
TOTAL LAND VALUE - MARKET		108,420	
TOTAL MARKET VALUE		465,639	
SOH/AGL Deduction		98,078	
ASSESSED VALUE		367,561	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		316,839	
TOTAL JUST VALUE		465,639	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,734	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017214	CO ISSUED	0	11/21/2022
22009240	NEW CONSTR	306,715	06/16/2022
B1530532	DEMOLITION	0	06/30/2015
MH5122	CO ISSUED	0	11/05/2008
43/132	MH MOVE-ON	40,000	12/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0395	3/31/2022	QC	U	I	11	100
GRANTOR: ZURAVNSKY BRYAN CHRIS						
GRANTEE: ZURAVNSKY BRYAN & L						
2485/1646	8/06/2021	QC	U	V	11	100
GRANTOR: ZURAVNSKY BRYAN & LAU						
GRANTEE: ZURAVNSKY BRYAN & 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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0811	CONCRETE B	0	100	0	568.00	SF	5.20	5.20	100	2022	2022	3	99	2,924	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
3744 HAMP HICKS RD, BRYCEVILLE	

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	000100	C	RES	100	0005	OR	0.00	0.00	5.56	AC		1.00	1.00	1.00	19,500.00	19,500.00	108,420							