

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	2021
TOTAL ADJ AREA	2,356	SUBAREA MARKET VALUE	
TOTALS	2,356	2,356	243,592

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,356	125.4000	106.59	251,126	2021	2021	0	0	3.00	97.00
2 M/H 94+ - 100% - 2007 Heated Area: 2356 HX Base Yr 2007											
43414 THOMAS CREEK RD, CALLAHAN											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/09/2025		MLU			

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		243,592	
TOTAL MARKET OB/XF VALUE		71,221	
TOTAL LAND VALUE - MARKET		62,160	
TOTAL MARKET VALUE		376,973	
SOH/AGL Deduction		143,984	
ASSESSED VALUE		232,989	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		182,267	
TOTAL JUST VALUE		376,973	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,493	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006956	CO ISSUED	0	05/28/2021
21003335	MH MOVE-ON	0	03/19/2021
MHU95883	MH MOVE-ON	0	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0956	10/04/2005	WD	U	I	11	42,500
GRANTOR: HIGGINBOTHAM MARVIN &						
GRANTEE: SMITH DAVID W & DEB						

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	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2003	2003	3	82	2,473	
2	1242	WD DECK A	0	100	0	0	238.00	SF	10.00	10.00	100	2001	2001	3	20	476	
3	0510	GARAGE WD-	0	100	40	28	1,120.00	SF	35.00	35.00	100	2015	2015	3	75	29,400	
4	0510	GARAGE WD-	0	100	30	28	840.00	SF	35.00	35.00	100	2013	2013	3	68	19,992	
5	0351	CARPOT MT	0	100	28	20	560.00	SF	10.00	10.00	100	2019	2019	3	82	4,592	
6	0510	GARAGE WD-	0	100	28	18	504.00	SF	35.00	35.00	100	2017	2017	3	81	14,288	
TOTALS															71,221		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W76 S31 E76 N31\$.	

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	0006	OR	0.00	0.00	2.22	AC		1.00	1.00	0.80	35,000.00	28,000.00	62,160							