

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 Floo	11	CLAY TILE	100
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
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,521	100	2015
FGR	585	55	2015
FOP	76	30	2015
FOP	180	30	2015
FST	15	55	2015
TOTALS	3,377		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,928	114.6800	151.38	443,241	2015	2015	0	0	4.50	95.50

1 SNGL FAM - 100% - 2017 Heated Area: 2521 HX Base Yr 2017

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			423,295
TOTAL MARKET OB/XF VALUE			57,109
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			565,404
SOH/AGL Deduction			207,623
ASSESSED VALUE			357,781
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			307,059
TOTAL JUST VALUE			565,404
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			536,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632204	SWIM POOL	35,000	04/01/2016
B1530594	CO ISSUED	0	11/04/2015
B1530594	NEW CONSTR	314,397	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/0873	11/16/2015	WD Q	Q	I	01	303,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: COLES KRISTIN A & 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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		788.00	SF 5.20	5.20	100	2015	2015	3	95	3,893
2	0810	CONCRETE A	0	100	26	3		78.00	SF 6.50	6.50	100	2015	2015	3	95	482
3	0810	CONCRETE A	0	100	3	3		9.00	SF 6.50	6.50	100	2015	2015	3	95	56
4	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2015	2015	3	96	3,360
5	0861	POOL GUNIT	0	100	0	0		363.00	SF 85.00	85.00	100	2016	2016	3	78	24,067
6	0911	SCRN RM A	0	100	0	0		1,058.00	SF 17.50	17.50	100	2016	2016	3	70	12,961
7	0855	CONC PAVER	0	100	0	0		695.00	SF 10.00	10.00	100	2016	2016	3	95	6,603
8	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2016	2016	3	70	1,400
9	0476	VF 6 SBPL	0	100	0	0		82.00	LF 32.00	32.00	100	2016	2016	3	89	2,335
10	0470	VNYL GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2016	2016	3	89	267

TOTAL OB/XF												55,424												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2015] W15 FOP=[YR=2015] W20 S9 E20 N9\$ S9 W20 N9 W15 S56 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S11 E20 N2 E10 N20 W10 S2 W4 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.											

LAND DESCRIPTION												TOTAL OB/XF				55,424								
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1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

