

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories		2.	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	1,601	100	2021
FGR	495	55	2021
FOP	56	30	2021
FOP	160	30	2021
FST	12	55	2021
FUS	1,152	100	2021
STR	56	10	2021
TOTALS	3,532		
			3,103
			442,087

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,103	109.0200	143.91	446,553	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 0% - 0 Heated Area: 2753 HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			442,087
TOTAL MARKET OB/XF VALUE			4,170
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			531,257
SOH/AGL Deduction			37,134
ASSESSED VALUE			494,123
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			494,123
TOTAL JUST VALUE			531,257
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			499,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102845	CO ISSUED	0	10/13/2021
B2102845	NEW CONSTR	370,184	03/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1925	10/29/2021	WD Q		I	01	366,500

GRANTOR: SEDA CONSTRUCTION CO
GRANTEE: BROWN BRANDON R & C
2444/1389 3/11/2021 WD U V 30 70,000
GRANTOR: FLORA PARKE DEVELOPME
GRANTEE: SEDA CONSTRUCTION C

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	0810	CONCRETE A	0	0	0	648.00	SF	6.50	6.50	100	2021	2021	3	99	4,170	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W3 FOP=[YR=2021] N10 W16 S10 E16\$ W37 S30 FGR=[YR=2021] S23 E20 FOP=[YR=2021] S4 E8 N4 W1 N4 W6 S4 W1\$ E1 N23 W9 FST=[YR=2021] W4 N3 E4 S3\$ N3 W4 S3 W8\$ E8 N3 E4 S3 E9 S19 E6 S4 E13 N53\$ PTR= W50 FUS=[YR=2021] W22 S8 STR=[YR=2021] W12 S4 E14 N4 W2\$ E2 S4 W14 N4 W6 S23 E20 S8 E8 N4 E12 N35\$ E50\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							