

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		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,128	100	2018
FGR	638	55	2018
FOP	54	30	2018
FOP	130	30	2018
FUS	907	100	2018
STR	33	10	2018
TOTALS	2,890		
			2,444
			288,116

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,444	120.9075	120.91	295,504	2018	2018	0	0	2.50	97.50

1 SINGLE FAM - 0% - 2023 Heated Area: 2035 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			288,116
TOTAL MARKET OB/XF VALUE			4,862
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			377,978
SOH/AGL Deduction			0
ASSESSED VALUE			377,978
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,978
TOTAL JUST VALUE			377,978
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006858	CO ISSUED	0	07/05/2018
B1707940	NEW CONSTR	265,571	08/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1195	2/15/2022	WD Q	Q	I	01	422,900
GRANTOR: SMITH STEVEN R & AMAN						
GRANTEE: FKH SFR PROPCO I LP						
2406/1826	11/06/2020	WD Q	Q	I	01	316,000
GRANTOR: CHAPMAN JEFFREY SCOTT						
GRANTEE: SMITH STEVEN R & AM						

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	0	0	964.00	SF	5.20	5.20	100	2018	2018	3	97	4,862	

BUILDING NOTES			
BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS											
FOP=[YR=2018] W13 BAS=[YR=2018] W17 S41 FGR=[YR=2018] W9 S21 E30 N11 FOP=[YR=2018] E9 N6 W9 S6\$ N6 E2 N4 W23\$ E23 S4 E7 N35 W13 N10\$ S10 E13 N10\$ PTR=E20 FUS=[YR=2018] E30 S31 W9 STR=[YR=2018] W11 N3 E11 S3\$ N3 W11 S4 W10 N32\$ W20\$.											

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