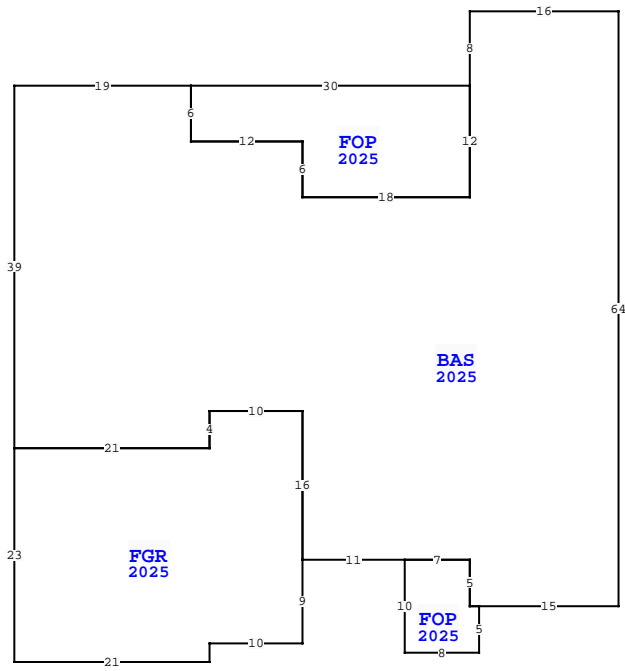




| ELEMENT          |                  | CD               | CONSTRUCTION |              |                      |
|------------------|------------------|------------------|--------------|--------------|----------------------|
| Exterior Wall    | 31               | HARDIE BRD       | 100          |              |                      |
| Roof Structur    | 03               | GABLE/HIP        | 100          |              |                      |
| Roof Cover       | 03               | COMP SHNGL       | 100          |              |                      |
| Interior Wall    | 05               | DRYWALL          | 100          |              |                      |
| Interior Floor   | 13               | LVT/LAMMT        | 70           |              |                      |
| Interior Floor   | 14               | CARPET           | 30           |              |                      |
| 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          |              |                      |
| Quality          | 02               | Quality Level 02 |              |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY    |              |              |                      |
| MAP NUM          |                  | MKT AREA         | 04           |              |                      |
| NEIGHBORHOOD/LOC | 4087.00          |                  |              |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,823            | 100              | 2025         | 2,823        | 356,291              |
| FGR              | 733              | 55               | 2025         | 403          | 50,863               |
| FOP              | 75               | 30               | 2025         | 22           | 2,777                |
| FOP              | 288              | 30               | 2025         | 86           | 10,854               |
| TOTALS           | 3,919            |                  |              | 3,334        | 420,784              |

| MARKET ADJUSTMENTS |          |           |             |                |                |                 |     |      |      |      |        |
|--------------------|----------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE               | MDL      | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB | ECON | FNCT | NORM | % COND |
| 1                  | SNGL FAM | - 100%    | - 2025      |                |                |                 |     |      |      |      |        |
| Heated Area: 2823  |          |           |             |                |                | HX Base Yr 2025 |     |      |      |      |        |



| VALUATION SUMMARY         |           | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 4              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 420,784     |   |
| TOTAL MARKET OB/XF VALUE  |           | 6,610       |   |
| TOTAL LAND VALUE - MARKET |           | 125,000     |   |
| TOTAL MARKET VALUE        |           | 552,394     |   |
| SOH/AGL Deduction         |           | 0           |   |
| ASSESSED VALUE            |           | 552,394     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722      |   |
| BASE TAXABLE VALUE        |           | 501,672     |   |
| TOTAL JUST VALUE          |           | 552,394     |   |
| NCON VALUE                |           | 427,394     |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 75,000      |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 240012376  | CRT POOL          | 100,000 | 11/04/2024 |
| 240010331  | CO                |         | 09/09/2024 |
| B240002881 | NEW SFR T-3903 H- | 527,461 | 03/12/2024 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2738/1130         | 9/16/2024 | SW        | Q     | I     | 02     | 638,100    |

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: ROSENSTEIN MICHAEL

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/06/2025 | MLU     |

| BUILDING NOTES   |  |
|--|--|
| BAS=[YR=2025;ORIG=10,18] E19 S6 E12 S6 E18 N12 N8 E16 S64 W15 W1 N5 W7 W11 N16 W10 S4 W21 N39 \$ |  |
| FOP=[YR=2025;ORIG=59,18] W30 S6 E12 S6 E18 N12 \$  |  |
| FGR=[YR=2025;ORIG=41,53] W10 S4 W21 S23 E21 N2 E10 N9 N16 \$                                     |  |
| FOP=[YR=2025;ORIG=52,69] E7 S5 E1 S5 W8 N10 \$   |  |

| 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              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 10.00          | 100       | 2025    | 2024        |   | 100    | 6,610           |       |

| 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 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 125,000.00  | 125,000.00     | 125,000    |                             |      |         |      |     |    |        |