



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	1993
TOTALS	576		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1																							
1 SINGLE FAM - 0% - 2023 Heated Area: 576 HX Base Yr																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/09/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/09/2025																				
INC DATE		AG DATE	MLU																				

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,226
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,450
TOTAL MARKET VALUE		155,676
SOH/AGL Deduction		11,647
ASSESSED VALUE		144,029
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		144,029
TOTAL JUST VALUE		155,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B219503	REPAIR/RRF	5,000	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1190	5/05/2022	WD	U	I	11	100
GRANTOR: CARRY THOMAS L & SHEL						
GRANTEE: FRC RENTALS LLC						
2525/1578	12/30/2021	WD	Q	I	01	160,000
GRANTOR: MELHORN KAYLA D						
GRANTEE: CARRY THOMAS L & SH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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
1	000100	C	RES	0		OR	0.00	0.00	0.53	AC	1.00

BUILDING NOTES											
BAS=[YR=1993] W24 S24 E24 N24 \$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 S24 E24 N24 \$.											

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		OR	0.00	0.00	0.53	AC	1.00	1.00	1.65	100,000.00	165,000.00	87,450								