



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 04 | PLYWOOD 50     |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 06 | DIST 1D 100    |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8026.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,704            | 100         | 1993 | 1,704        | 50,384               |
| TOTALS    | 1,704            |             |      | 1,704        | 50,384               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 0510       | GARAGE WD-  | 0   | 100 | 16 | 16 | 256.00 | SF | 35.00 |
| 2              | 0350       | CARPORT WD  | 0   | 100 | 8  | 16 | 128.00 | SF | 13.00 |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 20 | 10 | 200.00 | SF | 19.50 |
| 4              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 28.00  | LF | 32.00 |
| 5              | 0351       | CARPORT MT  | 0   | 100 | 16 | 13 | 208.00 | SF | 7.50  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 2.00        |

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |   |       |        |  |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0820                                                 | 02  | 1,704     | 123.2000    | 98.56          | 167,946        | 1985 | 1990 | 0    | 0    | 0 | 70.00 | 30.00  |  |
| 1 M/H 93- - 100% - 2025 Heated Area: 1704 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                      |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 54763 DORNBUSH RD, CALLAHAN                          |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF |            |             |     |     |    |    |        |    |       |                |           |         |             |
|-------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-----------|---------|-------------|
| 3,808       |            |             |     |     |    |    |        |    |       |                |           |         |             |
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1           | 0510       | GARAGE WD-  | 0   | 100 | 16 | 16 | 256.00 | SF | 35.00 | 35.00          | 100       | 1985    | 1985        |
| 2           | 0350       | CARPORT WD  | 0   | 100 | 8  | 16 | 128.00 | SF | 13.00 | 13.00          | 100       | 1985    | 1985        |
| 3           | 0940       | SHEDS/PORT  | 0   | 100 | 20 | 10 | 200.00 | SF | 19.50 | 19.50          | 100       | 1985    | 1985        |
| 4           | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 28.00  | LF | 32.00 | 32.00          | 100       | 2006    | 2006        |
| 5           | 0351       | CARPORT MT  | 0   | 100 | 16 | 13 | 208.00 | SF | 7.50  | 7.50           | 100       | 1985    | 1985        |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|
| 3,808       |          |     |                      |     |     |          |       |       |             |           |     |          |        |
| 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 |
| 1           | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 2.00        | LT        |     | 1.00     | 1.00   |

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|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 6              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 50,384      |         |
| TOTAL MARKET OB/XF VALUE  |  | 3,808       |         |
| TOTAL LAND VALUE - MARKET |  | 100,000     |         |
| TOTAL MARKET VALUE        |  | 154,192     |         |
| SOH/AGL Deduction         |  | 0           |         |
| ASSESSED VALUE            |  | 154,192     |         |
| TOTAL EXEMPTION VALUE     |  | 13          | 154,192 |
| BASE TAXABLE VALUE        |  | 0           |         |
| TOTAL JUST VALUE          |  | 154,192     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 137,921     |         |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 7268       | MH MOVE-ON  | 54,500 | 05/10/1988 |

| SALES DATA                |            |           |     |     |        |            |  |
|---------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number         | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2779/1320                 | 4/06/2025  | QC U      | I   | 11  |        | 100        |  |
| GRANTOR: MCLAIN GARY LYNN |            |           |     |     |        |            |  |
| GRANTEE: MCLAIN MARY ANNE |            |           |     |     |        |            |  |
| 0721/0069                 | 12/30/1994 | QC U      | I   | 07  |        | 100        |  |
| GRANTOR: MCLAIN MARY A    |            |           |     |     |        |            |  |
| GRANTEE: MCLAIN GARY L    |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] N24 U4 L4 W57 S17 D2 L2 S6 R2 D2 S1 E29 N1 E3 R2 D1 E4 U1 R2 E7 S1 E14 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |