



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	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
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.	2. 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	4015.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,254	100	1996
FGR	465	55	1996
FOP	39	30	1996
FOP	123	30	1996
FUS	287	100	1996
FUS	772	100	1996
TOTALS	2,940		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2022								
Heated Area: 2313						HX Base Yr 2022					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/16/2025	MLU							
INC DATE		AG DATE									

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			259,921
TOTAL MARKET OB/XF VALUE			2,343
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			412,264
SOH/AGL Deduction			64,648
ASSESSED VALUE			347,616
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			296,894
TOTAL JUST VALUE			412,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702695	REPAIR/RRF	6,000	04/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1253	5/24/2021	WD	U	I	11	100
GRANTOR: DILIBERTO BRYAN & HEA						
GRANTEE: BROWDER CHRISTOPHER						
2464/0266	5/24/2021	WD	Q	I	01	405,000
GRANTOR: DILIBERTO BRYAN & HEA						
GRANTEE: BROWDER CHRISTOPHER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0			6.50	100	1996

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1996	1996	3	70	2,343	

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1996] W20 S21 E1 FOP=[YR=1996] S13 BAS=[YR=1996] W8 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1996] E15 N9 W10 L5 D5 S4\$ N4 R5 U5 E10 N39 W12 S2 W7 \$ E3 N13 W3 \$ E4 S3 E15 N24 \$ PTR= E15 FUS=[YR=1996] E29 S40 W3 S2 W9 N2 W3N29 W14 N11 \$ W15 \$ PTR= W40 FUS=[YR=1996] W12 S6 W5 S7 E5 S8 E12N21 \$ E40 \$.											

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							