

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	60	
Interior Floor	11	CLAY TILE	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	1.5	1.5	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4035.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,660	100	2016	1,660
FEP	104	80	2022	83
FGR	461	55	2016	254
FOP	157	30	2016	47
FST	15	55	2016	8
FUS	347	100	2016	347
PTO	130	5	2022	6
STR	40	10	2016	4
TOTALS	2,914			2,409

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,409	130.9574	130.96	315,483	2016	2016	0	0	0	96.35
1 SINGLE FAM - 100% - 2022										Heated Area: 2007	
										HX Base Yr 2022	

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	0810	CONCRETE A	0	100	9	3			27.00	SF	6.50	6.50	100	2016	2016	3	95	167	
2	0811	CONCRETE B	0	100	0	0			644.00	SF	5.20	5.20	100	2016	2016	3	95	3,181	
3	0462	ST/AL FNC	0	100	144	0			576.00	SF	10.00	10.00	100	2018	2018	3	84	4,838	
4	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
										TOTAL OB/XF							8,462		

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	DPHT 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	85,000.00	85,000.00	85,000							

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		303,968	
TOTAL MARKET OB/XF VALUE		8,462	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		397,430	
SOH/AGL Deduction		62,238	
ASSESSED VALUE		335,192	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		284,470	
TOTAL JUST VALUE		397,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,939	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015732	FOP TO FEP	27,250	11/15/2021
B1632585	CO ISSUED	0	11/28/2016
B1632585	NEW CONSTR	253,384	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/0513	12/19/2018	WD Q	Q	I	01	275,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CARRION-JONES MONIC

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>PTO=[YR=2022] N10 W13 S10 E13\$ FEP=[YR=2022] W13 S4 BAS=[YR=2016] W25 S51 E4 FOP=[YR=2016] S6 E8 S10 E7 N3 FGR=[YR=2016] E19 N22 W8 N3 W7 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 S22 E1\$ W1 N15 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N8\$ PTR= E30 FUS=[YR=2016] W5 STR=[YR=2016] W10 S4 E10 N4\$ S4 W7 S11 W1 S15 E13 N30\$ W30\$.</p>	