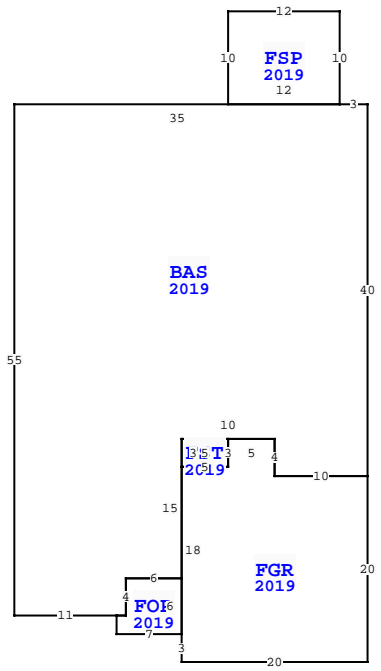


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	06		Quality Level 06		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC	4035.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	2019	1,726	220,180
FGR	425	55	2019	234	29,851
FOP	38	30	2019	11	1,403
FSP	120	40	2019	48	6,123
FST	15	55	2019	8	1,020
TOTALS	2,324			2,027	258,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,027	130.1685	130.17	263,855	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1726 HX Base Yr 2020											



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		258,578
TOTAL MARKET OB/XF VALUE		3,802
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		347,380
SOH/AGL Deduction		116,727
ASSESSED VALUE		230,653
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		174,931
TOTAL JUST VALUE		347,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902564	CO ISSUED	0	06/07/2019
B1902564	NEW CONSTR	237,123	03/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/0399	7/12/2019	WD Q	Q	I	02	244,500

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: CREA LIVING TRUST

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	8	3			6.50	100	2019	2019	3	97	151	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	97	3,651	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W3 FSP=[YR=2019] N10 W12 S10 E12\$ W35 S55 E11 FOP=[YR=2019] S2 E7 FGR=[YR=2019] S3 E20 N20 W10 N4 W5 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S18\$ N6 W6 S4 W1\$ E1 N4 E6 N15 E10 S4 E10 N40\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							