



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	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	05		Quality Level 05		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC	4063.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2013	1,840	217,299
FGR	414	55	2013	228	26,926
FOP	49	30	2013	15	1,772
FOP	120	30	2013	36	4,251
PTO	120	5	2013	6	709
TOTALS	2,543			2,125	250,958

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,125	124.5090	124.51	264,584	2013	2013	0	0	5.15	94.85

1 SINGLE FAM - 100% - 2014 Heated Area: 1840 HX Base Yr 2014

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			250,958
TOTAL MARKET OB/XF VALUE			35,383
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			411,341
SOH/AGL Deduction			220,600
ASSESSED VALUE			190,741
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			140,019
TOTAL JUST VALUE			411,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530096	SWIM POOL	30,331	03/01/2015
E1528982	ELE/POOL	0	03/01/2015
B1326795	CO ISSUED	0	05/28/2013
B1326795	NEW CONSTR	213,557	01/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/267	6/06/2025	WD Q	Q	I	01	460,000

GRANTOR: PATCH KENNETH L JR &
GRANTEE: MADDOX DENNIS & JES
1860/1745 5/30/2013 WD Q I 01 172,200
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: PATCH KENNETH LEE J

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	0811	CONCRETE B	0	100	0	1,036.00	SF	5.20	5.20	100	2013	2013	3	93	5,010	
2	0861	POOL GUNIT	0	100	0	420.00	SF	85.00	85.00	100	2015	2015	3	75	26,775	
3	0855	CONC PAVER	0	100	0	541.00	SF	7.00	7.00	100	2015	2015	3	95	3,598	

LAND DESCRIPTION		TOTAL OB/XF														35,383								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W4 FOP=[YR=2013] N10 W12 S10 E12 \$ W28 PTO=[YR=2013] N10 W12 S10 E12 \$ W12 S30 FGR=[YR=2013] S22 E18 FOP=[YR=2013] S2 E7 N2 W1 N7 W5 S7 W1 \$ E1 N19 U3 L3 W16 \$ E16 D3 R3 S12 E5 S7 E20 N52 \$.	