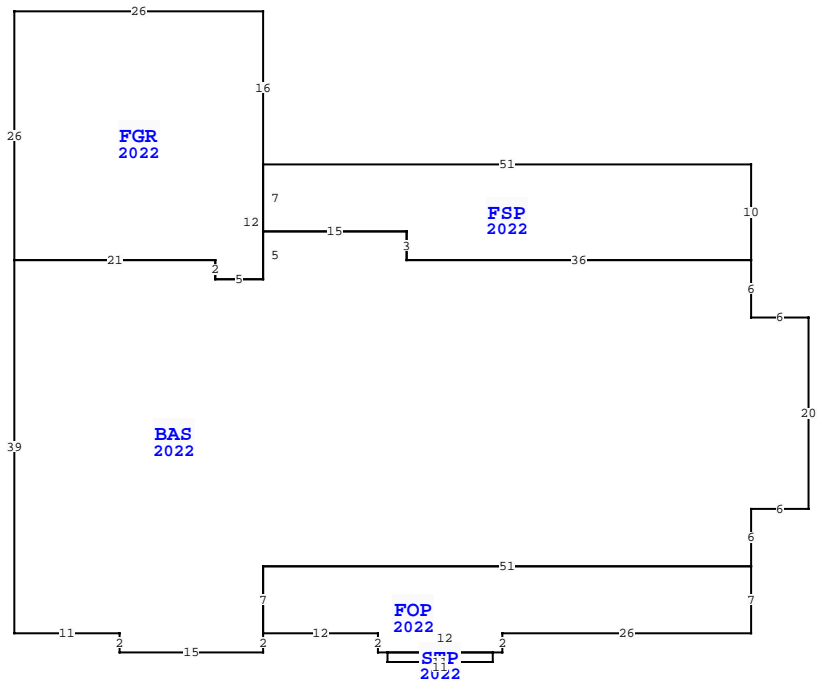


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	HARDIE BRD 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
12	HARDWOOD 60		
14	CARPET 40		
03	CENTRAL 100		
04	AIR DUCTED 100		
3	100		
2.5	100		
02	WOOD FRAME 100		
1.	1.100		
0	0.100		
00	NONE 100		
03	Quality Level 03		
0100	SINGLE FAMILY		
	MKT AREA	04	
NEIGHBORHOOD/LOC		4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,831	100	2022
FGR	686	55	2022
FOP	383	30	2022
FSP	465	40	2022
STP	11	10	2022
TOTALS	4,376		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,510	99.0000	156.42	549,034	2022	2022	0	0	0.50	99.50		
1 SFR CUST - 0% - 0 Heated Area: 2831 HX Base Yr													



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		546,289
TOTAL MARKET OB/XF VALUE		8,864
TOTAL LAND VALUE - MARKET		640,560
TOTAL MARKET VALUE		1,195,713
SOH/AGL Deduction		380,258
ASSESSED VALUE		815,455
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		815,455
TOTAL JUST VALUE		1,195,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		982,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013223	CO ISSUED	0	11/01/2022
22001054	NEW CONSTR	484,223	01/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0453	8/31/2017	WD Q	Q	I	01	180,000
GRANTOR: LOVELL ROMAYNE & KENN						
GRANTEE: LASSITER JAMES J						
1967/1574	3/13/2015	WD U	I	11		100
GRANTOR: LOVELL ROMAYNE						
GRANTEE: LOVELL ROMAYNE ET A						

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	0812	CONCRETE C	0	0	0	1,806.00	SF	4.00	4.00	100	2022	2022	3	99	7,152	
2	0810	CONCRETE A	0	0	0	266.00	SF	6.50	6.50	100	2022	2022	3	99	1,712	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W6N6 FSP=[YR=2022] N10 W51 FGR=[YR=2022] N16 W26 S26 E21 S2 E5 N12\$ S7 E15 S3 E36\$ W36 N3 W15 S5 W5 N2 W21 S39 E11 S2 E15 N2 FOP=[YR=2022] E12 S2 E1 STP=[YR=2022] S1 E11 N1 W11\$ E12 N2 E26 N7 W51 S7\$ N7 E51 N6 E6 N20\$.													

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	0	0007	RSF-1	0.00	0.00	9.42	AC		1.00	1.00	0.80	85,000.00	68,000.00	640,560							