



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	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	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,672	100	1996
FGR	378	55	1996
FOP	32	30	1996
FOP	276	30	2007
TOTALS	2,358		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,973	118.5800	156.53	308,834	1996	2001	0	0	17.25	82.75

1 SNGL FAM - 100% - 2023 Heated Area: 1672 HX Base Yr 2023

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			279,962
TOTAL MARKET OB/XF VALUE			20,858
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			355,820
SOH/AGL Deduction			7,071
ASSESSED VALUE			348,749
TOTAL EXEMPTION VALUE	VX HX HB		55,722
BASE TAXABLE VALUE			293,027
TOTAL JUST VALUE			355,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006352	ADDITION	73,053	04/22/2022
19004865	XFOB	51,005	06/01/2019
B974125	XFOB	10,064	07/01/1997
B973990	SWIM POOL	24,000	06/01/1997
E962752	NEW CONSTR	0	06/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1279	10/26/2020	WD Q	Q	I	01	295,000
GRANTOR: GAUS CURTIS & JENNIFE						
GRANTEE: WESTMORELAND ROY PA						
1815/1607	9/21/2012	WD Q	Q	I	02	148,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GAUS CURTIS						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	1,818.00	SF	4.00	4.00	100	1996	1996	3	70	5,090	
3	0861	POOL GUNIT	0	100	0	426.00	SF	85.00	85.00	100	1997	1997	3	20	7,242	
4	0910	SCRN RM L	0	100	26	962.00	SF	15.00	15.00	100	1997	1997	3	20	2,886	
5	0825	BRICK	0	100	0	1.00	SF	12.50	12.50	100	1997	1997	3	91	11	
6	0845	KOOL DECK	0	100	0	562.00	SF	7.25	7.25	100	1997	1997	3	72	2,934	

BLD DATE		07/21/2008	JW	LGL DATE	
XF DATE	07/21/2008	JW	LAND DATE	04/04/2024	MLU
INC DATE			AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2007] W37 S8 BAS=[YR=1996] W18 S39 E11 N5 E8 FOP=[YR=1996] S4 E8 N4 W8\$ E15 FGR=[YR=1996] S5 E21 N18 W21 S13 \$ N13 E21 N21 W20 N2 W10 S2 W7 \$ E7 N2 E10 S2 E20 N8\$.	

LAND DESCRIPTION										TOTAL OB/XF										20,858				
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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

