

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 Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	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	4031.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,177	100	2018	2,177	261,120
FGR	713	55	2018	392	47,018
FOP	52	30	2018	16	1,919
FOP	100	30	2018	30	3,599
PTO	400	5	2024	20	2,399
TOTALS	3,442			2,635	316,054

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,635	123.0240	123.02	324,158	2018	2018	0	0	2.50	97.50

1 SINGLE FAM - 0% - 2023 Heated Area: 2177 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,054
TOTAL MARKET OB/XF VALUE		10,137
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		401,191
SOH/AGL Deduction		1,601
ASSESSED VALUE		399,590
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		399,590
TOTAL JUST VALUE		401,191
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		386,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801335	CO ISSUED	0	10/03/2018
B1801335	NEW CONSTR	290,351	02/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1502	7/07/2022	SW	U	I	11	100

GRANTOR: SFR JV-2 PROPERTY LLC
GRANTEE: SFR JV-2 2022-2 BOR
2527/1350 1/06/2022 WD U I 37 354,900
GRANTOR: ZILLOW HOMES PROPERTY
GRANTEE: SFR JV-2 PROPERTY L

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	0855	CONC PAVER	0	0	15	3			45.00	100	2018	2018	3	97	437	
2	0855	CONC PAVER	0	0	0		SF	10.00	1,000.00	100	2018	2018	3	97	9,700	

BLD DATE		04/05/2023	NW	LGL DATE	04/09/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2018;ORIG=0,0] W30 S10 W10 S53 E11 E2 N2 E6 N9 E21 N52 \$	
FGR=[YR=2018;ORIG=-21,68] S7 E21 N2 E10 N23 W10 S2 W21 S16 \$	
FOP=[YR=2018;ORIG=-30,0] W10 S10 E10 N10 \$	
FOP=[YR=2018;ORIG=-29,63] S5 E8 N7 W6 S2 W2 \$	
PTO=[YR=2024;ORIG=-40,-10] E40 S10 W40 N10 \$	

LAND DESCRIPTION		TOTAL OB/XF															10,137							
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	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							