

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1214

HARDWOOD 50
CARPET 50

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

1.0000

1. 100
0 100
NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,803

100

1993

1,803

225,763

FOP

21

30

1993

6

751

TOTALS

1,824

1,809

226,515

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

03/23/2026

BY

TWA

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDPAGE 1 of 16

0100011,809128.2250134.64243,564199320100007.0093.00

1 SINGLE FAM 100% - 2023Heated Area: 1803HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/24/2026

MLU

TOTALS

1,824

1,809

226,515

44018 SWALLOWFORK AVE, CALLAHAN

0

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

226,515

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

276,515

SOH/AGL Deduction

35,835

ASSESSED VALUE

240,680

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

189,269

TOTAL JUST VALUE

276,515

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

258,585

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2530/0841

1/12/2022

WD

Q

I

01

275,000

GRANTOR:FIN HOMES LLC

GRANTEE:FINELLI ADRIANA & G

2491/1215

8/23/2021

WD

U

I

37

163,000

GRANTOR:ERIKSEN ERIC I ET AL

GRANTEE:FIN HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E17 FOP=[YR=1993] E7 N3 W7 S3 \$ N3 E7 S27 E26 N48 \$.