

BUILDING CHARACTERISTICS		
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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,213	113.8760	119.57	264,608	2023	2023	0	0	0.50	99.50

1 SINGLE FAM 0% - 2025 Heated Area: 1955 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			263,285
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			67,000
TOTAL MARKET VALUE			330,285
SOH/AGL Deduction			0
ASSESSED VALUE			330,285
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			330,285
TOTAL JUST VALUE			330,285
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,584

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	797	100	2024	797	94,821
FGR	403	55	2024	222	26,412
FOP	48	30	2024	14	1,666
FOP	54	30	2024	16	1,903
FUS	1,158	100	2024	1,158	137,770
STR	56	10	2024	6	713
TOTALS	2,516			2,213	263,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04324	CO		08/22/2023
B23-04324	SFR	310,633	04/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/370	7/26/2024	SW	U	I	11	100

GRANTOR: CSMA SFR TRS HOLDINGS
 GRANTEE: FKH SFR M LP
 2692/631 1/26/2024 SW U I 11 100
 GRANTOR: FKH SFR M LP
 GRANTEE: CSMA SFR TRS HOLDIN

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

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

BUILDING NOTES											
FUS=[YR=2024;ORIG=0,0] E30 S40 W16 S1 W14 N16 E14 N4 W14 N21 \$											
BAS=[YR=2024;ORIG=60,0] E8 E2 S40 W9 W9 W12 N19 E19 N17 E1 N4 \$											
FGR=[YR=2024;ORIG=40,0] E20 S4 W1 S17 W19 N21 \$											
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$											
FOP=[YR=2024;ORIG=52,40] E9 S6 W9 N6 \$											
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$											

LAND DESCRIPTION												TOTAL OB/XF												0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000											