

REVIEW DATE	05/16/2024	BY	TW	Total Acres: 1.66	Total Land Value: 83,000	Market: 0	Agricultural: 0	Common: 83,000	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS

ELEMENTCD

VINYL 100

GABLE/HIP 100

MODULAR MT 100

NONE 100

CONC FINSH 100

NONE 100

NONE 100

WOOD FRAME 100

1. 100

0 100

NONE 100

QUALITY

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,500

100

2007

1,500

26,904

BAS

576

100

2022

576

10,331

TOTALS

2,076

2,076

37,235

EXTRA FEATURES

45125 HERITAGE PL, CALLAHAN

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

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

REVIEW DATE

05/16/2024

BY

TW

Total Acres: 1.66

Total Land Value: 83,000

Market: 0

Agricultural: 0

Common: 83,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

2,076

57.4770

22.42

46,544

2007

2010

0

0

0

20.00

80.00

2 GARAGE RES

100% - 2000

Heated Area: 2076

HX Base Yr 2000

24

24

24

24

30

30

50

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

444,223

51,890

83,000

579,113

225,856

353,257

51,411

301,846

579,113

0

586,388

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VALUE

RSN CD

SALE PRICE

0799/1181

7/14/1997

WD

Q

I

94,000

GRANTOR: JONES GREGORY S & WIL

GRANTEE: BAILEY AARON & EMIL

0799/1178

7/14/1997

WD

U

I

10

7,800

GRANTOR: JONES LOUELLA

GRANTEE: JONES GREGORY & WIL

BUILDING NOTES

BAS=[YR=2007] W20 BAS=[YR=2022] N24 W24 S24 E24\$ W30 S30 E50 N30\$.