



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	2008	1,578	228,260
FOP	102	30	2008	31	4,484
PTO	16	5	2008	1	144
PTO	32	5	2008	2	289

TOTALS 1,728 1,612 233,179

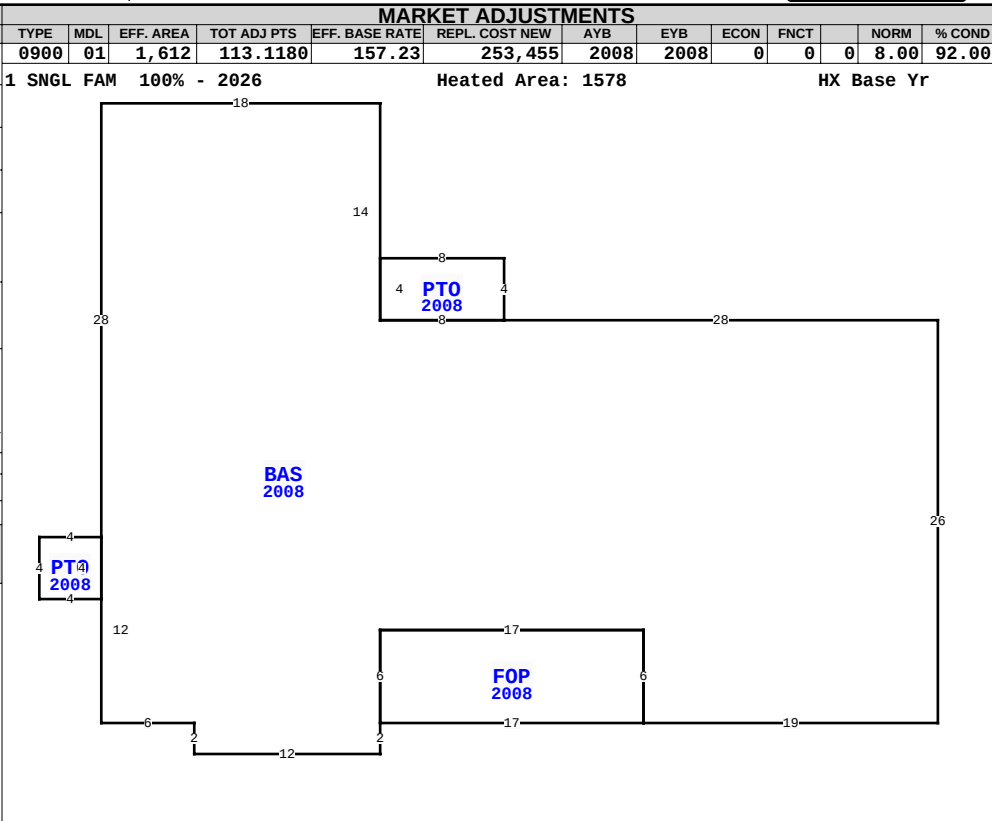
EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000

REVIEW DATE 01/01/2023 BY CD



55860 BEAR RUN RD, CALLAHAN

BLD DATE 12/10/2008 DJ LGL DATE 05/05/2026 MLU

XF DATE INC DATE

BLD DATE	XF DATE	INC DATE	12/10/2008	DJ	LGL DATE	LAND DATE	AG DATE	05/05/2026	MLU
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TOTAL OB/XF 1,800

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
6	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,005
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		315,805
SOH/AGL Deduction		0
ASSESSED VALUE		315,805
TOTAL EXEMPTION VALUE	13	315,805
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		315,805
NCON VALUE		27,484
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003983	6500-20X30 W/12X2	47,664	04/15/2025
M13621	MECH OTHER	0	02/01/2008
P12924	OTHER	0	01/01/2008
E20282	ELEC OTHER	2,000	12/01/2007
C20798	CO ISSUED	0	11/01/2007
R10884	REPAIR/RRF	3,000	11/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2768/1400	2/13/2025	WD Q	I	01	
SALE PRICE					
350,000					

GRANTOR: OPENDOOR PROPERTY TRU
GRANTEE: CLARK CHRISTOPHER &
2711/698 5/07/2024 WD Q I 01 342,900
GRANTOR: LARKIN JACLYN D
GRANTEE: OPENDOOR PROPERTY T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W28 PTO=[YR=2008] N4 W8 S4 E8\$ W8 N14 W18 S28
PTO=[YR=2008] W4 S4 E4 N4\$ S12 E6 S2 E12 N2 FOP=[YR=2008]
E17 N6 W17 S6\$ N6 E17 S6 E19 N26\$.

[illegible]