

SHALIMAR ESTATES II LLC
116 LOVE BIRDS LN
MURPHY, TX 75094

37-3N-28-0740-0282-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70WD FR STUC 3003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 10031002WOOD FRAME 1001.51.5 1000100NONE 10003Quality Level 030100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4038.00TOTALS2,5852,290226,259

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100012,290103.7820108.97249,54120062006009.3390.67

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDMARKET VALUE226,259TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE291,259SOH/AGL Deduction0ASSESSED VALUE291,259TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE291,259TOTAL JUST VALUE291,259NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE298,509

PERMIT NUMDESCRIPTIONAMTISSUEDB2110414REPAIR/RRF17,12309/01/2021M10507H/AC010/01/2005E15822ELEC OTHER1,50009/01/2005P10001OTHER009/01/2005C15722CO ISSUED209,78608/01/2005R08002REPAIR/RRF1,50008/01/2005

SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSNCDPRICE2396/07659/23/2020WDQI01195,000GRANTOR:CATON SONYA LGRANTEE:SHALIMAR ESTATES IIL1407/16424/28/2006WDQI0225,400GRANTOR:RICHMOND AMERICAN HOMGRANTEE:CATON SONYA L

BUILDING NOTES

BUILDING DIMENSIONSFGR=[YR=2006] N21 BAS=[YR=2006] N45 W26 S3 FSP=[YR=2007] W13 S7 E13 N7\$S7W13S44 R3 D3 E8 FOP=[YR=2006] S3 R3 D3 E5 N11 W5 S2 L3 D3 \$ U3 R3 N2 E5 N7 E20\$W20 S21 E20\$ PTR=N66E15 FUS=[YR=2006] E13 S14 W13 N14\$ W15 S66\$.

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS