

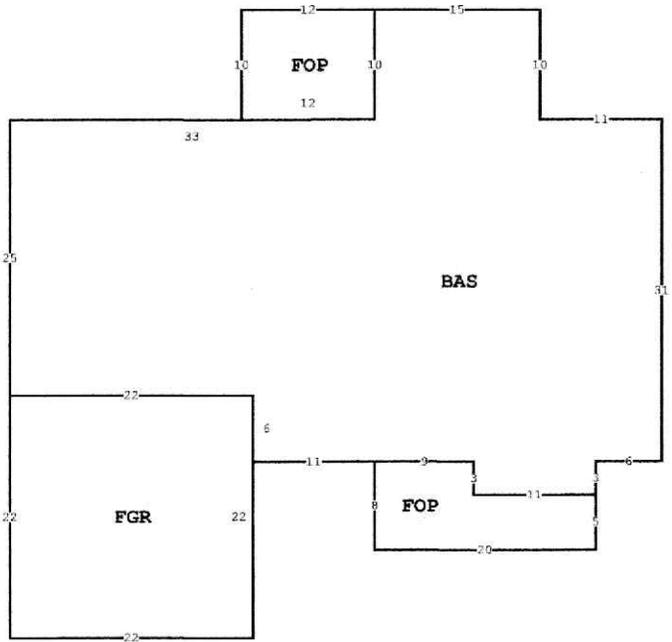
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**2026**



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 80				
Interior Floo	12 HARDWOOD 20				
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				
Architectual	05 CONV 100				
Units	0 100				
Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	24416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100		1,880	229,617
FGR	484	55		266	32,489
FOP	120	30		36	4,397
FOP	127	30		38	4,642
TOTALS	2,611			2,220	271,144

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,220	117.2556	131.33	291,553	2018	2018	0	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019			Heated Area: 1880			HX Base Yr 2019						



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		271,144
TOTAL MARKET OB/XF VALUE		7,004
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,148
SOH/AGL Deduction		94,646
ASSESSED VALUE		218,502
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,780
TOTAL JUST VALUE		313,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36317	SFR	906	02/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0880	12/28/2018	WD Q	I	01		224,000
GRANTOR: BULLARD MANAGEMENT SB						
GRANTEE: PATRICK S MCAHON &						
1349/0585	12/05/2017	WD U	V	30		15,000
GRANTOR: ADAM'S CONSTRUCTION L						
GRANTEE: BULLARD MANAGEMENT						

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	0166	CONC, PAVMT	0 100	0	0	1,002.00	UT 2.00		2.00	100	2018	2018	3	100	2,004	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT 0.00		0.00	100	2019	2019	3	100	2,500	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT 2,500.00		2,500.00	100	2025	2024		100	2,500	
TOTALS													7,004			

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
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W11 N10 W15 FOP= W12 S10 E12 N10S S10 W33 S25 FGR= S22 E22 N22 W22S E22 S6 E11 FOP= S8 E20 N5 W11 N3 W9S E9 S3 E11 N3 E6 N31S.												