

HOUSEFLIPPER LLC N2 FOUND YR 2024 3753483196.000 ACCOUNT#: 1130909 PAGE 1
 5911 CATTAIL RD 5911 CATTAIL RD NBHD: 8121 GARDNERS
 1.720 AC 1.72AC PIN: 3753 48 3196 000 Plat Bk/Pg 20 4 APPR: KRC APPR DT: 7/15/2022
 DISTRICT: 23 C/SW/TOISNOT FD SWAF 1.00 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 Exempt Code LAND VALUE 30,696
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1985 5911 CATTAIL RD MISC VALUE 12,757
 Grade : C-05 C-05 GRADE AYB: 1932 Finished Area: 1,928.00 BLDG VALUE 144,328
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths TOTAL VALUE 187,781

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		272	38.80			97.00			10,236
AC 1051 PORCH-OPEN-FR	100		40	38.80		100.00	110.00			1,707
MA 111 SFR-1.0 STY	100		1928	136.00	1.00		96.38			252,714
- AR 10 FORCED AIR HEAT W/ A100	100		1928	.00						0
- EW 02 VINYL SIDING	100		196	.00						0
- FC 10 SOFTWOOD	100		1928	4.35						8,386
- FN 03 CONT WALL-BRICK	100		196	.00						0
- IF 01 DRYWALL	100		1928	.00						0
- RC 04 METAL-CORRUGATED	100		1928	1.65						3,181
- RT 03 DOUBLE PITCH ROOF	100		1928	.00						0

RCN... PCT COMPLETE 100 x 276,224
 QUAL.. C-05 95.00 x 262,413
 DEPR.. RC 45.00 - 118,085 T
 --ASV... 144,328

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FIXED BATH PER AUDIT 4'23 WBOR LISTING	BP00000239R		12/04/2023	3023	119	WD	6/30/2023	A	71,500	
	AMOUNT		8,897	2892	331	WD	4/26/2021	A	93,000	
				2003	70	WD	12/01/2003	X	60,000	
	AMOUNT			2002E	197	WI	4/01/2002	E		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1121	GAR-DET-FR 20 X 16	320.00	51.50	2000	2000	MAV	55.00	100			7,565	
82 020	BARN (GEN PURP) 20 X 32	640.00	13.50	1950	1970	MAV	65.00	100			2,722	
83 1131	CARPORT-DET-FR 18 X 18	324.00	26.75	1960	1970	MFR	75.00	100			1,658	
84 1173	STG-FR 12 X 16	192.00	24.00	1960	1970	MFR	75.00	100			812	

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010		1.000	24,000.00		.00	.00	.00	100.00	.00	.00	.00	24,000	
2	AR	AC 0121		.720	5,000.00		.00	.00	.00	186.00	.00	.00	186.00	6,696	

