

KEY ELEMENTS ON THE PROPERTY RECORD CARD

Owners Name
Property Address
Account Number

Notice Code mailed to owner identifying the reason for a change in value

Legal Description

Parcel size

Parcel Identification Number

Year the structure was built = Actual Year Built.

Total Heated Square Footage

OBXF = Other Buildings & Extra Features.

Zoning

Reval Year: 2011 Tax Year: 2013 Appraised By 39 on 01/23/2013 15007 WINDMERE/HIGHLAND HILLS		NN: 18 - BUILDING PARTIALLY COMPLETED F FIRE (100), COUNTY (100) SOLID WASTE (1) WINDMERE PH III PB 23-139		CARD NO. 1 of 1 0.350 AC TW-15		Parcel ID: 4710-0-011.000- SPLIT FROM ID		Retra/Appeal Notes: UNIQ ID 440708 ID NO: 1503D05000A029		SRC= Inspection AT- LAST ACTION 20130130	
CONSTRUCTION DETAIL			MARKET VALUE				DEPRECIATION		CORRELATION OF VALUE		
Foundation 3 Continuous Footing 5.00 Sub Floor System 4 Plywood 8.00 Exterior Walls 21 Face Brick 35.00 Roofing Structure 03 Gable 7.00 Roofing Cover 10 Composite SHG heavy 5.00 Interior Wall Construction 6 Custom Interior 32.00 Interior Floor Cover 12 Hardwood/Heart Pine 10.00 Interior Floor Cover 14 Carpet 0.00 Heating Fuel 04 Electric 1.00 Heating Type 10 Heat Pump 4.00 Air Conditioning Type 03 Central 4.00 Bedrooms/Bathrooms/Half-Bathrooms 4/4/0 17.000 Bedrooms BAS - 2 FUS - 2 LL - 0 Bathrooms BAS - 2 FUS - 1 LL - 1 TOTAL POINT VALUE 128.000			USE 01 MOD 01 Eff. Area 5,057 QUAL 147 BASE RATE 102.90 RCN 521394 EYB 2012 AYB 2012	% GOOD 75.0		CREDENCE TO MARKET 391,050 DEPR. BUILDING VALUE - CARD 7,500 DEPR. OB/XF VALUE - CARD 49,300 MARKET LAND VALUE - CARD 447,850 TOTAL MARKET VALUE - CARD 447,850 TOTAL APPRAISED VALUE - CARD 447,850 TOTAL APPRAISED VALUE - PARCEL 447,850 TOTAL PRESENT USE VALUE - LAND 0 TOTAL VALUE DEFERRED - PARCEL 0 TOTAL TAXABLE VALUE - PARCEL 447,850					
BUILDING ADJUSTMENTS			TYPE: SINGLE FAMILY RESIDENTIAL STORIES: 2 - 1.5 Stories SINGLE FAMILY RESIDENTIAL				YEAR BUILT: 2012		PERMIT		
Size 0.87 Market/Design 1.02 Quality 1.30 TOTAL ADJUSTMENT FACTOR 1.150 TOTAL QUALITY INDEX 147							HEATED AREA 5,361		SALES DATA		
SUBAREA			LAND INFORMATION				BLDG DIMENSIONS		NOTES		
BAS 2,085 100 214849 FBM 2,085 045 966233 FGD 770 045 35706 FOP 126 035 4528 FUS 994 090 92096 SRH 195 090 18110 UUS 1,065 050 54846 WDD 234 020 4836 SUBAREA TOTALS 7,557 521,394			CODE 10 DESCRIPTION CON PAVING LTH 0 WTH 0 UNITS 2,500 UNIT PRICE 3.00 ORIG % COND 100 BLDG # - L / B - AYB 2012 EYB 2012 DEP SCH S5 OVR - % COND 100 OB/XF DEPR. VALUE 7500				HEATED AREA 5,361		SFD 75% '13		
LAND INFORMATION			HIGHEST AND BEST USE SFR WAT/AC USE CODE 0124 LOCAL ZONING R20 FRONTAGE 96 DEPTH 0 DEPTH / SIZE 1.0000 LND MOD 0 COND FACT 0.8500 OTHER ADJ/NOTES RF AC LC TO OT ROAD TYPE WS TOPO LAND UNIT PRICE 58,000.00 TOTAL LAND UNITS 1.000 UNIT TYPE LT TOTAL ADJUST 0.850 ADJUSTED UNIT PRICE 49,300.00 LAND VALUE 49300 LAND NOTES				TOTAL OB/XF VALUE 7500		TOTAL MARKET LAND DATA TOTAL PRESENT USE DATA 4710-0-011.000-		
TOTAL MARKET LAND DATA			TOTAL PRESENT USE DATA				3/11/2013 12:33:46 PM.		3/11/2013 12:33:46 PM.		

KEY ELEMENTS ON THE PROPERTY RECORD CARD

Parcel ID: 4710-74

Retra/Appeal Notes: UNIQ ID 440708 SPLIT FROM ID
ID NO: 1503D05000A029

Reval Year: 2011 Tax Year: 2013
Appraised By 39 on 01/23/2013 15007 WINDMERE/HIGHLAND HILLS

NN: 18 - BUILDING PARTIALLY COMPLETED
B & F FIRE (100), COUNTY (100), SOLID WASTE (1)
L WINDMERE PH III PB 23-139

CARD NO. 1 of 1
0.350 AC
TW-15

SRC = Inspection
AT- LAST ACTION 20130130

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION		CORRELATION OF VALUE	
Foundation	3	USE	MOD	EFF. Area	QUAL	BASE RATE	RCN	EYB	AYB
Continuous Footing	5.00	01	01	5,067	147	102.90	521394	2012	2012
Sub Floor System	4	TYPE: SINGLE FAMILY RESIDENTIAL				% GOOD		75.0	
Plywood	8.00	STORIES: 2 - 1.5 Stories				SINGLE FAMILY RESIDENTIAL		CREDENCE TO MARKET	
Exterior Walls	21							DEPR. BUILDING VALUE - CARD	
Face Brick	35.00							7,500	
Roofing Structure	03							MARKET LAND VALUE - CARD	
Gable	7.00							49,300	
Roofing Cover	10							TOTAL MARKET VALUE - CARD	
Composite SHG heavy	5.00							447,850	
Interior Wall Construction	6							TOTAL APPRAISED VALUE - CARD	
Custom Interior	32.00							447,850	
Interior Floor Cover	12							TOTAL APPRAISED VALUE - PARCEL	
Hardwood/Heart Pine	10.00							0	
Interior Floor Cover	14							TOTAL PRESENT USE VALUE - LAND	
Carpet	0.00							0	
Heating Fuel	04							TOTAL VALUE DEFERRED - PARCEL	
Electric	1.00							0	
Heating Type	10							TOTAL TAXABLE VALUE - PARCEL	
Heat Pump	4.00							447,850	
Air Conditioning Type	03							PRIOR PERMIT	
Central	4.00							BUILDING VALUE	
Bedrooms/Bathrooms/Half-Bathrooms	17.000							0	
4/4/0								OBXF VALUE	
Bedrooms								0	
BAS - 2 FUS - 2 LL - 0								LAND VALUE	
Bathrooms								55,250	
BAS - 2 FUS - 1 LL - 1								PRESENT USE VALUE	
TOTAL POINT VALUE	128.000							0	
BUILDING ADJUSTMENTS								DEFERRED VALUE	
Size	0.87							0	
Market/Design	1.02							TOTAL VALUE	
Quality	1.30							55,250	
TOTAL ADJUSTMENT FACTOR	1.150							ROUT: WTRSHD:	
TOTAL QUALITY INDEX	147							SALES DATA	

Construction Detail of the structure.

Sales History of Parcel.

OFF. RECORD	DATE	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	Q/U V/I SALES PRICE
01195 1275	4 2000	OT*	Q V 50,000
01919 1272	2 2008	WD*	C I 0
01889 1699	10 2007	WD*	A I 155,000
01694 2065	10 2005	CV*	A V 95,000
00915 0819	3 1991	WD*	X V 39,000

Sub Areas of the sketch represent the different components that create both the heated and unheated portions of the structure. See next slide for the complete breakdown of areas.

TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	L / B	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	2,086	100	214649	10	CON PAVING	0	0	2,500	3.00	100			2012	2012	55		100	7500	
FBM	2,086	045	96623																7500
FGD	770	045	35706																7500
FOP	126	035	4528																7500
FUS	994	090	54056																7500
SRH	195	090	18110																7500
UUS	1,066	050	54846																7500
WDD	234	020	4836																7500
SUBAREA TOTALS	7,557		521,394																7500

BAS = S44E15N6E21N13E22N25W15N6W13S6W14W16Area: 2086; WDD = N6E13N7W45W13N3W10S13E14Area: 234; FGD = E22S35W22N16N6N13Area: 770; FOP = E21S6W21N6Area: 126; FBM = S44E15N6E21N13E22N25W15N6W13S6W14W16Area: 2086; FUS = W6N2W7N20N4E28S24W5531W10N29Area: 994; UUS = W30S29E357E3N7E9S7E7N7E9S7E3N7E9N7W6N2W7N20Area: 1066; SRH = N13E15S13W15Area: 195; Total Area: 7557

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES
SFR WAT/AC	0124	R20	96	0	1.0000	0	0.8500	WS TOPO		58,000.00	1.000	LT	0.850	49,300.00	49300	

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

4710-74 1.000-

Land Line indicating the lot has Water/Sewer and an adjust was made for Topography. -15%

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Sub Area Descriptions:

<u>Code</u>	<u>Description</u>	<u>Code</u>	<u>Description</u>
APT	Apartment	MFF	Manufacturing-Fair
UAT	Attic, Unfin	MFA	Manufacturing-Avg.
BAS	Base (Main Level)	MFG	Manufacturing-Good
SFB	Base (Main Level) Semi-Fin	MEZ	Mezzanine
FBM	Basement, Fin.	FOF	Office, Fair
OEB	Basement, Open-End (Fin.)	AOF	Office, Average
SBM	Basement, Semi-Fin	GOF	Office, Good
UBM	Basement, Unfin	PTO	Patio
FCB	Cabana, Encl., Fin	FEP	Porch, Enclosed, Fin., Heat
UCB	Cabana, Encl., Unfin.	UEP	Porch, Enc., Unfin., No Heat
CAN	Canopy	FOP	Porch, Open, Fin.
CDN	Canopy, Detached	UOP	Porch, Open, Unfin.
FCP	Carport, Finished	FSP	Porch, Screen, Fin.
FDC	Carport, Fin., Det.	USP	Porch, Screen, Unfin
UCP	Carport, Unfin.	FDS	Porch, Screen, Fin., Det
UDC	Carport, Unfin., Det.	UDS	Porch, Screen, Unfin., Det
FGR	Garage, Fin	SPA	Service Production Area
FGD	Garage, Fin. with Door	STP	Stoop
UGD	Garage, Unfin.	FST	Storage, Fin.
UGD	Garage, Unfin. With Door	UST	Storage, Unfin.
UGB	Garage, Unfin. Basement	SDA	Store Display Area
FGB	Garage, Fin. Basement	SRH	Sun Room Heated
UDG	Garage, Unfin. Det.	SRU	Sun Room Unheated
LAB	Laboratory	TER	Terrace
CLP	Loading Platform, Cover	FUS	Upper Story, Fin.
ALP	Loading Platform with CAN	UUS	Upper Story, Unfin.
ULP	Loading Platform, Uncov.	FUT	Utility, Fin.
LFT	Loft	FDU	Utility, Fin., Det.
LLU	Lower Level, Unfin.	UUT	Utility, Unfin.
LLS	Lower Level, Semi-Fin	UDU	Utility, Unfin., Det
LLF	Lower Level, Fin.	WDD	Wood Deck
MFM	Manufacturing-Min		

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LAND INFORMATION HIGHEST AND BEST USE: SFR WAT/AC USE CODE: 0124 LOCAL ZONING: R20 FRONTAGE: 96 DEPTH: 0 DEPTH / SIZE: 1.0000 LND MOD: 0 COND FACT: 0.8500 OTHER ADJ./NOTES: WS TOPO ROAD TYPE: LAND UNIT PRICE: 58,000.00 TOTAL LAND UNITS: 1.000 UNIT TYPE: LT TOTAL ADJUST: 0.850 ADJUSTED UNIT PRICE: 49,300.00 LAND VALUE: 49300 LAND NOTES:																			
TOTAL MARKET LAND DATA 49300																			
TOTAL PRESENT USE DATA 4710-1.000-																			
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IMPROVEMENT USE CODES

<u>Use Code</u>	<u>Model Number</u>	<u>Description</u>
01	01	Single Family Residential
02	02	Manufactured Home (Multi-Sectional)
03	02	Manufactured Home (Single-Sectional)
04	03	Condominium
05	01	Patio Homes
08	01	Single Family Residential, Exceptional
09	03	Townhouse Single Family
10	07	Commercial
11	07	Convenience Store
12	06	Carwash
13	07	Department Store
14	07	Super Market
15	07	Shopping Center-Mall
16	07	Shopping Center-Strip
17	04	Office
19	04	Medical Building
20	04	Medical Condo
21	07	Restaurants
22	07	Fast Foods
23	04	Banks

IMPROVEMENT USE CODES (cont.)

<u>Use Codes</u>	<u>Model Number</u>	<u>Description</u>
24	04	Office Condo
25	07	Commercial/Services
26	07	Service Station
27	06	Auto Sales and Service
28	06	Parking Garage
29	06	Mini-Warehouses
30	04	Laboratories/Research
31	04	Day Care Center
32	07	Theaters
33	07	Lounge/Night Club
34	07	Bowl Alley/Arena
35	07	Commercial Condominium
36	07	Business Park-Flex Space
37	05	Hotel/Motel High Rise >3
38	07	Furniture Show Room
39	05	Hotel/Motel 3 Floors or Less
40	06	Industrial
41	06	Light Manufacturing
42	06	Heavy Manufacturing
43	06	Lumber Yard



IMPROVEMENT USE CODES (cont.)

<u>Use Code</u>	<u>Model Number</u>	<u>Description</u>
44	o6	Packing Plant/Food Pr
45	o6	Cigarette Mfg
46	o6	Bottler/Brewery
47	o6	Warehouse Condo
48	o6	Warehouse
49	o6	Prefab Warehouse