



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	11	CLAY TITL 40		
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	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4050.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,941	100	1,941	187,732
FGR	426	55	234	22,632
FOP	48	30	14	1,354
FOP	220	30	66	6,384
PTO	9	5	0	0
TOTALS	2,644		2,255	218,103

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,255	116.4828	105.13	237,068	2006	2006	0	0	8.00	92.00

1 SINGLE FAM - 0% - 2023

Heated Area: 1941

HX Base Yr

3
10
2636

11
FOP
2012

22
20

45
BAS
2006

42

19
9
8
FOP
2006

15
6

17
FGR
2006

21

BLD DATE	03/20/2023	NW	LGL DATE
XF DATE			LAND DATE

SFR JV-2 2022-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

08-2N-27-0232-0069-0000

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