



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	12	CEDAR 70		
Exterior Wall	17	CB STUCCO 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame Stories Units	02	WOOD FRAME 100		
	3.	3. 100		
		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		0800	MULTI-FAMILY	
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		1043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	117,333
FGR	424	55	233	28,477
FGR	424	55	233	28,477
FOP	240	30	72	8,800
FST	112	55	62	7,578
FUS	960	100	960	117,333
UOP	172	20	34	4,155
UOP	172	20	34	4,155
TOTALS	3,464		2,588	316,308

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,588	109.2480	136.56	353,417	1987	2002	0	0	10.50	89.50

1 DUPLEX - 100% - 2019

Heated Area: 1920

HX Base Yr 2019

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