

N 31.85' OF LOT 250
IN OR 2132/717
GA FDNA BEACH #2 UNR

KENT RONALD & SUSAN A L/E/
5707 ROYAL CREEK TRL
KINGWOOD, TX 77345-3101

2024

00-00-31-134B-0250-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	07	CORK/VTILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1041.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	654	100	654	64,663
FGR	320	55	176	17,402
FOP	20	30	6	593
FUS	946	100	946	93,533
TOTALS	1,940		1,782	176,190

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,782	117.6000	111.72	199,085	1998	2000	0	0	0	11.50	88.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1600 HX Base Yr

The diagram shows a townhouse lot layout with four sub-lots. The lot is bounded by dimensions 18, 13, 3, 20, 5, 16, 20, 16, 12, 16, 51, 4, 5, 4, 3. The sub-lots are labeled BAS 1998, FUS 1998, FOP 1998, and FGR 1998.