

LOT 32B
IN OR 1723/593
NATURES WALK PB 5/202

FELSEN JONATHAN T & HEATHER B
612 W 3RD ST
ROSWELL, NM 88201

2024

00-00-31-147L-032B-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,049	100	1,049	93,848
FGR	417	55	229	20,488
FOP	9	30	3	269
FOP	48	30	14	1,253
FUS	673	100	673	60,210
TOTALS	2,196		1,968	176,066

EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50	6.50	100	1991	1991	3	62	3,095	
3	0810	CONCRETE A	0	0	42	3	126.00	SF	6.50	6.50	100	2004	2004	3	84	688	
4	1242	WD DECK A	0	0	0	0	767.00	SF	4.00	4.00	100	2004	2004	3	22	675	
5	0755	FSP	0	0	6	12	72.00	SF	20.00	20.00	100	2004	2004	3	22	317	
6	0754	FOP	0	0	5	6	30.00	SF	15.00	15.00	100	2004	2004	3	22	99	
7	0820	WOOD WALK	0	0	36	3	108.00	SF	11.75	11.75	100	2004	2004	3	40	508	

LAND DESCRIPTION			TOTAL OB/XF 7,832													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR		0	0006	R-1	0.00	0.00	1.00	UT	1.00	1.00	1.00	150,000.00	150,000.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,968	111.4260	105.85	208,313	1991	1991	0	0	15.48	84.52

1 TOWNHOUSE - 0% - 0

Heated Area: 1722

HX Base Yr

The diagram shows a townhouse layout with three main areas labeled in blue: FOP 1993, BAS 1993, and FGR 1993. The FOP area is at the top left, BAS is in the middle left, and FGR is at the bottom left. The FUS area is on the right. Dimensions are provided for each area and the total heated area is 1722. The HX Base Yr is 1991.

BLD DATE	GL DATE