



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	26	AL SIDING 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
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		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1011.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	138,920
FOP	96	30	29	2,320
STR	16	10	2	160
STR	20	10	2	160
UCP	260	20	52	4,161
UOP	384	20	77	6,161
TOTALS	2,512		1,898	151,883

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,898	107.3100	101.94	193,482	1952	1980	0	0	21.50	78.50

1 SINGLE FAM - 100% - 2016

Heated Area: 1736

HX Base Yr 2016

The floor plan diagram illustrates the layout of a single-family home. It features several rooms and a central hallway, each labeled with a code and year. The dimensions of the rooms and the overall footprint are provided. The layout includes a main living area (BAS 1993) with a fireplace (FOP 1993) and a kitchen (UCP 1993). A bathroom (UOP 1994) is located near the top right, and a bedroom (STR 1994) is at the top left. The overall dimensions of the building are 42 feet by 32 feet. The total area is 1,898 square feet, and the total adjusted points are 107.3100. The effective base rate is 101.94, and the replacement cost new is 193,482. The average year built (AYB) is 1952, and the effective year built (EYB) is 1980. The economic factor (ECON) is 0, and the function factor (FNCT) is 0. The normal factor (NORM) is 21.50, and the percentage condition (% COND) is 78.50.

BLD DATE	LGL DATE	02/18/2024	MLA
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