

WRENN SEAN D
2114 CANDLEGLOW STREET
CASTLE ROCK, CO 80109

00-00-31-1720-0005-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		2700		03		1,584		104.1600		130.20		206,237		1955		1980		0		0		0		18.00		82.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		DUPLEX		- 0%		- 0				Heated Area: 1560				HX		Base Yr								Tax Group: 2					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					169,114						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					4,803						
Interior Floo		09		PINE WOOD 90																										TOTAL LAND VALUE - MARKET					310,000						
Interior Floo		14		CARPET 10																										TOTAL MARKET VALUE					483,917						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					483,917						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				2 100																										BASE TAXABLE VALUE					483,917						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					483,917						
Story Height				0 100																										NCON VALUE					0						
RMS				0 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					456,766						
BUD8 Adjustme		02		DIST FB 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0800		MULTI-FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1059.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
APT		780		100		780		83,276																																	
BAS		780		100		780		83,276																																	
UOP		32		20		6		640																																	
UST		40		45		18		1,922																																	
TOTALS		1,632				1,584		169,114																																	
EXTRA FEATURES																																									
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		0810		CONCRETE A		0 0		26 15		390.00		SF		6.50		6.50		100		1980		1980		3		32.5		824													
2		1242		WD DECK A		0 0		0 0		195.00		SF		10.00		10.00		100		2003		2003		3		21		410													
3		0855		CONC PAVER		0 0		26 15		390.00		SF		10.00		10.00		100		2006		2006		3		87		3,393													
4		1272		H-SHUTR MD		0 0		0 0		6.00		UT		133.00		133.00		100		2004		2004		3		22		176													