



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 19               | COMMON BRK 100   |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 05               | ASPH TILE 100    |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 4 100            |              |                      |
| Bathrooms                |                  | 1 100            |              |                      |
| Frame                    | 03               | MASONRY 100      |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 2 100            |              |                      |
| BUD8 Adjustme            | 02               | DIST FB 100      |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 8900             | MUNICIPAL        |              |                      |
| MAP NUM                  |                  | MKT AREA         | 01           |                      |
| NEIGHBORHOOD/LOC         | 1009.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,620            | 100              | 1,620        | 135,007              |
| FOP                      | 15               | 30               | 4            | 333                  |
| FOP                      | 15               | 30               | 4            | 333                  |
| FOP                      | 70               | 30               | 21           | 1,750                |
| FOP                      | 70               | 30               | 21           | 1,750                |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,790            |                  | 1,670        | 139,174              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 2700               | 01  | 1,670     | 113.0000    | 141.25         | 235,888        | 1961 | 1961 | 0    | 0    | 0 | 41.00 | 59.00  |

1 DUPLEX - 0% - 0

Heated Area: 1620

HX Base Yr

5

3

3

FOP  
1993

5

3

3

FOP  
1993

13

39

27

40

17

3

5

5

14

14

BAS  
1993

5

3

3

FOP  
1993

5

3

3

FOP  
1993

14

14

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 07/13/2021 | KK | LGL DATE  |            |
| XF DATE  | 07/13/2021 | KK | LAND DATE | 03/18/2024 |
|          |            |    |           | MLU        |