



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	156,922
FGR	1,015	55	558	47,382
TOTALS	2,863		2,406	204,303

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,406	106.7220	101.39	243,944	1987	1987	0	0	0	16.25	83.75
1 SINGLE FAM - 100% - 2022 Heated Area: 1848 HX Base Yr 2022												
12887 SUNOWA SPRINGS TR, BRYCEVILLE												

12887 SUNOWA SPRINGS TR, BRYCEVILLE										BLD DATE		LGL DATE		06/13/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170						
195.00	SF	6.50	6.50	100	1993	1993	3	66	837						
900.00	SF	5.20	5.20	100	1995	1995	3	70	3,276						
120.00	SF	6.00	6.00	100	2000	2000	3	20	144						
264.00	SF	15.00	15.00	100	2014	2014	3	75	2,970						