



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,700	100
FGR	420	55
FOP	32	30
USP	200	30
TOTALS	2,352	2,001

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,001	107.5305	134.41	268,954	2017	2017	0	0	4.50	95.50	
1 SNGL FAM - 0% - 2024 Heated Area: 1700 HX Base Yr												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,700	100	1,700	218,215								
FGR	420	55	231	29,652								
FOP	32	30	10	1,284								
USP	200	30	60	7,702								
TOTALS	2,352		2,001	256,851								

45089 WEAVER CIR, CALLAHAN										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			
731.00	SF	6.50	6.50	100	2017	2017	3	97	4,609				