



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 90		
Interior Floo	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2,570	397,579
FGR	550	55	302	46,719
FOP	72	30	22	3,403
FOP	598	30	179	27,691
TOTALS	3,790		3,073	475,393

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,073	103.1320	154.70	475,393	2023	2023	0	0	0.00	100.00
1 SFR CUST - 0% - 2024						Heated Area: 2570		HX Base Yr			
46 13 13 46 FOP 2024 37 15 4 4 4 4 10 17 FOP 2024 8 4 4 4 4 4 10 22 FOP 2024 18 50 25 22 25 22 BAS 2024 25 25 22 22 FGR 2024											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024

MLU