



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 100		
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		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	112,529
UOP	480	20	96	9,378
UOP	96	20	19	1,856
USP	192	30	58	5,666
UST	96	45	43	4,200
TOTALS	2,016		1,368	133,629

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,368	121.6800	115.60	158,141	1964	1990	0	0	0	15.50	84.50
1 SINGLE FAM - 0% - 2023				Heated Area: 1152				HX Base Yr				
12 8 12 8 UOP 2022 12 8 12 8 UST 1993 12 16 12 16 USP 1993 24 24 24 24 BAS 1993 12 10 12 10 UOP 2012												
45077 CLEMMONS RD, CALLAHAN												