

LOT 61
IN OR 1571/970
EGANS LANDING PB 5/387-387B

EVANS JOSEPH S & LYNN C
300 HIGH RIDGE ROAD
WILMINGTON, DE 19807

2025

00-00-30-021L-0061-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 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			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1076.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1996	1,748	254,941
FGR	480	55	1996	264	38,504
FOP	48	30	1996	14	2,042
FOP	140	30	1996	42	6,126
USP	144	30	2015	43	6,271
TOTALS	2,560			2,111	307,883

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,111	128.4780	169.59	358,004	1996	1996	0	0	0 14.00	86.00	

1 SNGL FAM - 0% - 0

Heated Area: 1748

HX Base Yr

The floor plan diagram illustrates the layout of a single-family home with the following rooms and dimensions:

- USP 2015** (Upper Story Porch): 18' x 9'.
- FOP 1996** (Front Porch): 15' x 9'.
- BAS 1996** (Bathroom): 15' x 4'.
- FGR 1996** (Front Garden Room): 24' x 21'.
- FOP 1996** (Front Porch): 8' x 6'.

Other dimensions and layout details include:

- Overall width: 22'.
- Overall depth: 34'.
- Room dimensions: 18', 9', 15', 4', 5', 4.2', 3.5', 2', 3', 14', 15', 11', 25', 4', 8', 3', 6', 8', 2', 21'.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025