



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	12	MODULAR MT 10			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units	0	0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	2038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100	2022	2,122	568,598
FGR	682	55	2022	375	100,483
FOP	260	30	2022	78	20,900
FOP	330	30	2022	99	26,528
FUS	827	100	2022	827	221,597
STR	80	10	2022	8	2,143
TOTALS	4,301			3,509	940,249

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,509	170.4420	269.30	944,974	2022	2022	0	0	0	0.50 99.50
1 SFR CUST - 100% - 2024											
Heated Area: 2949											
HX Base Yr 2024											
11 30 20 11 30 53 11 4 7 11 29 18 22 18 9 3 18 23 19 11 4 29 0 BAS 2022 FOP 2022 FGR 2022 21 10 8 10 21 11 8 12 29 STR 2022 FUS 2022											
BLD DATE XF DATE LGL DATE LAND DATE 04/02/2025 MLU											