

LOT 12  
IN OR 434 PG 140  
PHOENIX WALK PB 5/55

KNICKER ROBERT W JR & ANN H  
2701 W 15TH ST # 561  
PLANO, TX 75075

2025

00-00-31-1635-0012-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 17               | CB STUCCO 100    |      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo            | 14               | CARPET 100       |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 2 100            |      |              |                      |
| Bathrooms                |                  | 2 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| BUD8 Adjustme            | 02               | DIST FB 100      |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 06               | Quality Level 06 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA 01      |      |              |                      |
| NEIGHBORHOOD/LOC         | 1074.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,179            | 100              | 1993 | 1,179        | 150,573              |
| DCK                      | 224              | 10               | 2007 | 22           | 2,810                |
| FGR                      | 529              | 55               | 1993 | 291          | 37,164               |
| FST                      | 36               | 55               | 1993 | 20           | 2,554                |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 1,968            |                  |      | 1,512        | 193,101              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                              |     |           |             |                |                |            |      |      |      |       |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------------|------|------|------|-------|--------|
| TYPE                                                                                                                                                                                                                                                                                            | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB        | EYB  | ECON | FNCT | NORM  | % COND |
| 0320                                                                                                                                                                                                                                                                                            | 11  | 1,512     | 159.6402    | 159.64         | 241,376        | 1984       | 1984 | 0    | 0    | 20.00 | 80.00  |
| 1 TOWNHOUSE - 0% - 0                                                                                                                                                                                                                                                                            |     |           |             |                |                |            |      |      |      |       |        |
| Heated Area: 1179                                                                                                                                                                                                                                                                               |     |           |             |                |                | HX Base Yr |      |      |      |       |        |
| <p>Diagram showing the layout of a townhouse with various rooms and dimensions. The layout includes a main living area (DCK 2007), a basement (BAS 1993), a stairwell (ST 1993), and a garage (FGR 1993). Dimensions are provided for each segment of the perimeter and internal divisions.</p> |     |           |             |                |                |            |      |      |      |       |        |
| Bldg Date: 03/03/2008 D.I.H. LGL Date:                                                                                                                                                                                                                                                          |     |           |             |                |                |            |      |      |      |       |        |