



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 16               | WD FR STUC 80    |      |              |                      |
| Exterior Wall            | 23               | REINF CONC 20    |      |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 15               | HARDTILE 100     |      |              |                      |
| 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            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 05               | Quality Level 05 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      |              | 01                   |
| NEIGHBORHOOD/LOC         | 1080.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,630            | 100              | 2000 | 2,630        | 464,060              |
| FGR                      | 528              | 55               | 2000 | 290          | 51,170               |
| FOP                      | 132              | 30               | 2000 | 40           | 7,058                |
| FOP                      | 175              | 30               | 2000 | 52           | 9,176                |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 3,465            |                  |      | 3,012        | 531,464              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |             |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|-------------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND      |
| 0500               | 01  | 3,012     | 126.9048    | 200.51         | 603,936        | 2000 | 2000 | 0    | 0    | 0    | 12.00 88.00 |

1 SFR CUST - 100% - 2025

Heated Area: 2630

HX Base Yr 2025

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas are: BAS 2000 (a large central rectangular area), FOP 2000 (a small area in the upper left), FGR 2000 (a small area in the lower left), and another FOP 2000 (a small area in the lower right). Dimensions are provided for various segments of the building's perimeter and internal divisions. The overall layout is complex, with multiple rooms and corridors. The dimensions are as follows: 33, 9, 5, 5, 5, 11, 2, 5, 8, 13, 21, 37, 6, 6, 6, 4, 6, 4, 3, 2, 9, 5, 7, 6, 9, 3, 15, 18, 23, 17, 3, 12, 3, 7, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 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| EXTRA FEATURES     |            |             |     |     |    |   |          |    |          |                |           |
|--------------------|------------|-------------|-----|-----|----|---|----------|----|----------|----------------|-----------|
| L N                | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1                  | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       |
| 2                  | 0810       | CONCRETE A  | 0   | 100 | 60 | 3 | 180.00   | SF | 6.50     | 6.50           | 100       |
| 3                  | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 1,322.00 | SF | 6.50     | 6.50           | 100       |
| 4                  | 0819       | CONC 12"    | 0   | 100 | 2  | 4 | 8.00     | SF | 9.50     | 9.50           | 100       |
| 5                  | 1242       | WD DECK A   | 0   | 100 | 3  | 3 | 9.00     | SF | 10.00    | 10.00          | 100       |
| 6                  | 1241       | WD DECK G   | 0   | 100 | 0  | 0 | 596.00   | UT | 11.50    | 11.50          | 100       |
| TOTAL OB/XF 12,351 |            |             |     |     |    |   |          |    |          |                |           |

| LAND DESCRIPTION |          |            |                      |     |     |          |                   |       |                           | TOTAL OB/XF |     |           |           |         | 12,351          |                |        |  |
|------------------|----------|------------|----------------------|-----|-----|----------|-------------------|-------|---------------------------|-------------|-----|-----------|-----------|---------|-----------------|----------------|--------|--|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT             | DEPTH | TOT LND UTS               | UNIT TYPE   | D T | DPFH FACT | % COND    | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | LA VAL |  |
| 1                | 000100   | C          | RES                  | 100 |     | R-1      | 0.00              | 0.00  | 1.00                      | LT          |     | 1.00      | 1.00      | 1.00    | 300,000.00      | 300,000.00     | 3      |  |
|                  |          |            |                      |     |     |          |                   |       |                           |             |     |           |           |         |                 |                |        |  |
|                  |          |            |                      |     |     |          |                   |       |                           |             |     |           |           |         |                 |                |        |  |
|                  |          |            |                      |     |     |          |                   |       |                           |             |     |           |           |         |                 |                |        |  |
|                  |          |            |                      |     |     |          |                   |       |                           |             |     |           |           |         |                 |                |        |  |
|                  |          |            |                      |     |     |          |                   |       |                           |             |     |           |           |         |                 |                |        |  |
|                  |          |            |                      |     |     |          |                   |       |                           |             |     |           |           |         |                 |                |        |  |
| REVIEW DATE      |          | 05/12/2019 |                      | BY  | KBA |          | Total Acres: 0.00 |       | Total Land Value: 300,000 |             |     |           | Market: 0 |         | Agricultural: 0 |                |        |  |