



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	04	Quality Level 04			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1998	2,356	108,555
DCK	64	15	2007	10	461
UOP	192	25	2014	48	2,212
USP	240	50	1998	120	5,529
TOTALS	2,852			2,534	116,756

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,534	135.5200	115.19	291,891	1998	1998	0	0	0 60.00	40.00
1 M/H 94+ - 100% - 1999 Heated Area: 2356 HX Base Yr 1999											
USP 1998 DCK 2007 BAS 1998 UOP 2014											
44170 DALES PL, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

EXTRA FEATURES							44170 DALES PL, CALLAHAN			INC DATE				AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	13.50	13.50	100	2002	2002	3	20	324	
3	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2000	2000	3	20	499	
4	0351	CARPORT MT	0	100	35	40	1,400.00	SF	10.00	10.00	100	2004	2004	3	21	2,940	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	69	414	