



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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	0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100	2006	1,933	280,741
FGR	566	55	2006	311	45,169
FOP	52	30	2006	16	2,324
FOP	166	30	2006	50	7,262
TOTALS	2,717			2,310	335,495

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,310	120.9075	159.60	368,676	2006	2006	0	0	0	91.00
1 SNGL FAM - 100% - 2021						Heated Area: 1933			HX Base Yr 2021		
The diagram shows a complex floor plan with three main labeled areas: FOP 2006, BAS 2006, and FGR 2006. The FOP 2006 area is at the top left, BAS 2006 is in the center, and FGR 2006 is at the bottom right. Dimensions are provided for each area and the overall layout. The FOP 2006 area has dimensions of 4.2, 8, 5, 2.3, 2.9, 6, 18, and 4.2. The BAS 2006 area has dimensions of 35, 12, 45, 23, 12, 4, 8, 10, 7, 4, 3, 8, 3, 9, 3, 25, 5, 12, and 5. The FGR 2006 area has dimensions of 7, 4, 3, 8, 3, 9, 3, 25, 5, 12, and 5.											
BLD DATE		03/29/2023		NW		LGL DATE					
XF DATE						LAND DATE					