



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4085.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,248	100	2019	2,248	320,477
FGR	516	55	2019	284	40,487
FOP	137	30	2019	41	5,845
FOP	140	30	2019	42	5,988
UOP	140	20	2025	28	3,992
UOP	178	20	2025	36	5,132
TOTALS	3,359			2,679	381,920

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,679	110.2080	145.47	389,714	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020											
Heated Area: 2248											
HX Base Yr 2020											
The floor plan diagram shows a complex layout with several labeled areas and their dimensions: UOP 2025: Located at the top left, with dimensions 4.2, 10, 4, 14, 10, 14, 17, 10, 14,											