



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 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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		4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2018	2,552	427,484
FGR	583	55	2018	321	53,770
FOP	32	30	2018	10	1,675
FSP	455	40	2018	182	30,487
TOTALS	3,622			3,065	513,416

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,065	109.2960	172.69	529,295	2018	2018	0	0	3.00	97.00

1 SFR CUST - 100% - 2019

Heated Area: 2552

HX Base Yr 2019

The site map illustrates a property layout with three distinct areas labeled in blue: BAS 2018, FSP 2018, and FGR 2018. The boundaries are defined by a series of connected line segments with numerical dimensions. The left boundary is a vertical line of length 73. The top boundary consists of a horizontal segment of length 15, followed by a vertical segment of length 13, and another horizontal segment of length 35. The right boundary is a vertical line of length 25, followed by a horizontal segment of length 11, a vertical segment of length 13, and a final vertical segment of length 35. The bottom boundary is a horizontal line of length 20, followed by a vertical segment of length 18, a horizontal segment of length 9, a vertical segment of length 13, and a horizontal segment of length 15. A small rectangular area at the bottom left is labeled FGR 2018, with dimensions 4, 6, 5, and 4. The area between the top and bottom boundaries is labeled BAS 2018. The area between the top boundary and the FGR 2018 area is labeled FSP 2018.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025

MLU