



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
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	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	2,989	100	2021	2,989	629,521
FGR	812	55	2021	447	94,144
FOP	86	30	2021	26	5,476
FOP	689	30	2021	207	43,597
TOTALS	4,576			3,669	772,738

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,669	134.6454	212.74	780,543	2021	2021	0	0	0	1.00 99.00

1 SFR CUST - 100% - 2024

Heated Area: 2989

HX Base Yr 2024

The site map illustrates a property layout with three distinct areas: BAS 2021, FOP 2021, and FGR 2021. The overall boundary is defined by a series of line segments with the following dimensions (clockwise from top-left): 49, 31, 7, 10, 7, 32, 18, 13, 3, 12, 46, 6, 4.2, 10, 4.2, 8, 24, 7, 4.2, 11, 4.2, 7, 10. Internal boundaries for the three areas are also dimensioned: BAS 2021 (49, 31, 7, 10, 7, 32, 18, 13, 3, 12, 46, 6, 4.2, 10, 4.2, 8, 24, 7, 4.2, 11, 4.2, 7, 10); FOP 2021 (4.2, 11, 4.2, 10, 4.2, 8, 24, 7, 4.2, 11, 4.2, 7, 10); and FGR 2021 (31, 7, 10, 7, 32, 18, 13, 3, 12, 46, 6, 4.2, 10, 4.2, 8, 24, 7, 4.2, 11, 4.2, 7, 10).

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

MLU