



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 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		3 100			
Bathrooms		2 100			
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		4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2021	2,080	301,385
FGR	622	55	2021	342	49,554
FOP	90	30	2021	27	3,912
FSP	210	40	2021	84	12,171
TOTALS	3,002			2,533	367,023

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,533	110.8800	146.36	370,730	2021	2021	0	0	1.00	99.00

1 SNGL FAM - 100% - 2022

Heated Area: 2080

HX Base Yr 2022

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue: FSP 2021, BAS 2021, FGR 2021, and FOP 2021. The areas are defined by black lines representing walls and dimensions. FSP 2021 is a small rectangular area at the top center. BAS 2021 is a large rectangular area in the center. FGR 2021 is a large rectangular area on the left side. FOP 2021 is a small rectangular area at the bottom right. The dimensions for each area are as follows: FSP 2021 (21x10), BAS 2021 (36x48), FGR 2021 (20x18), and FOP 2021 (6x3). The total area is 2080.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025

MLU