



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 50			
Interior Floo	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	2022	2,080	287,778
BAS	210	100	2025	210	29,055
BAS	294	100	2025	294	40,677
FGR	632	55	2022	348	48,147
FOP	90	30	2022	27	3,735
UST	110	45	2025	50	6,918
TOTALS	3,416			3,009	416,309

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,009	105.3400	139.05	418,401	2022	2022	0	0	0	99.50

1 SNGL FAM - 100% - 2023

Heated Area: 2584

HX Base Yr 2023

Diagram illustrating the layout of the property with various areas labeled and dimensions provided:

- BAS 2025** (Top): Dimensions 21, 14, 14, 21.
- BAS 2025** (Middle): Dimensions 10, 21, 10, 21.
- UST 2025** (Left): Dimensions 10, 11, 10, 11.
- BAS 2022** (Large Central Area): Dimensions 36, 14, 48, 13, 4, 18, 11, 6, 3, 13, 4, 20, 10, 21, 18, 14, 9, 11, 10, 31.
- FGR 2022** (Bottom Left): Dimensions 21, 10, 20, 18, 14, 9, 11, 10, 31.
- FOP 2022** (Bottom Right): Dimensions 11, 6, 3, 13, 4, 20, 10, 21, 18, 14, 9, 11, 10, 31.

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

MLU