



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 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		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	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,630	100	2020	2,630	363,351
FGR	724	55	2020	398	54,986
FOP	118	30	2020	35	4,835
FSP	320	40	2020	128	17,684
TOTALS	3,792			3,191	440,856

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,191	106.2600	140.26	447,570	2020	2020	0	0	1.50	98.50

1 SNGL FAM - 100% - 2021

Heated Area: 2630

HX Base Yr 2021

Floor plan diagram showing building layout with areas labeled FSP 2020, BAS 2020, FGR 2020, and FOP 2020. Dimensions are provided for various sections.

Dimensions: 18, 32, 19, 32, 43, 71, 31, 11, 6, 22, 11, 7, 13, 4, 19, 21, 10, 22.

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

MLU