



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	26	AL SIDING 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1993	1,476	71,734
BAS	148	100	2002	148	7,193
FEP	255	80	1993	204	9,915
FOP	48	30	1993	14	681
FSP	368	40	1995	147	7,144
FUS	562	100	1993	562	27,313
FUS	595	100	1993	595	28,917
UGR	988	45	1993	445	21,627
UOP	24	20	1993	5	243
UOP	180	20	2002	36	1,750
TOTALS	4,644			3,632	176,515

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0350	CARPORT WD	0	100	17	20			340.00
2	0510	GARAGE WD-	0	100	24	26			624.00
3	0812	CONCRETE C	0	100	0	0			2,096.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	MU	103.00	210.00	103.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	3,632	97.2000	97.20	353,030	1900	1975	0	0	50	21.50	50.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2781 HX Base Yr 2025												

45278 GREEN AVE, CALLAHAN					XF DATE					LAND DATE		06/02/2023	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
340.00	SF	13.00	13.00	100	1987	1987	3	20	884				
624.00	SF	35.00	35.00	100	1987	1987	3	20	4,368				
2,096.00	SF	4.00	4.00	100	1985	1985	3	44	3,689				
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