



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 50			
Exterior Wall	17	CB STUCCO 50			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
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.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC	8012.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100	2007	1,237	127,537
FGR	623	55	2007	343	35,364
FOP	20	30	2007	6	619
FSP	280	40	2008	112	11,547
FUS	1,604	100	2007	1,604	165,376
PTO	220	5	2007	11	1,134
TOTALS	3,984			3,313	341,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,313	112.6770	112.68	373,309	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2025						Heated Area: 2841		HX Base Yr 2025			
The floor plan consists of two main sections. The left section includes a large rectangular area labeled 'BAS 2007' with dimensions 34x34. Attached to its top is a smaller rectangle labeled 'PTO 2007' with dimensions 22x19. To the right of the 'BAS' area is a vertical strip labeled 'FSP 2008' with dimensions 28x10. Below the 'BAS' area is a horizontal strip labeled 'FOP 2007' with dimensions 6x3. To the right of the 'FOP' area is a large rectangular area labeled 'FGR 2007' with dimensions 29x21. The right section is a large rectangular area labeled 'FUS 2007' with dimensions 40x49. It contains a smaller rectangular area with dimensions 8x10 and a horizontal strip with dimensions 12x20. Various other dimensions are provided for the walls and internal divisions.											
BLD DATE 12/20/2007						DJ	LGL DATE				
XF DATE 01/06/2009						RK	LAND DATE		05/21/2025		
INC DATE							AG DATE				
54005 TURNING LEAF DR, CALLAHAN										05/21/2025	
										MLU	

EXTRA FEATURES							54005 TURNING LEAF DR, CALLAHAN				INC DATE						AG DATE	
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/ XF MKT VALUE	NOTES	
1	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00	4.00	100	2008	2008	3	88	3,538		
2	0476	VF 6 SBPL	0	100	0	0	384.00	LF	32.00	32.00	100	2010	2010	3	76	9,339		
3	0462	ST/AL FNC	0	100	0	0	1,084.00	SF	10.00	10.00	100	2010	2010	3	56	6,070		
4	0845	KOOL DECK	0	100	0	0	762.00	SF	7.25	7.25	100	2011	2011	3	91	5,027		
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2011	2011	3	60	22,950		
6	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	2013	2013	3	55	3,960		