

R 107954

SMOLDER DONALD LEE SR EST

2025

37-1N-25-299S-0003-0080

BUILDING CHARACTERISTICS						
ELEMENT		CD	CONSTRUCTION			
Exterior Wall		25	MOD METAL 100			
Roof Structure		03	GABLE/HIP 100			
Roof Cover		01	MINIMUM 100			
Interior Wall		04	PLYWOOD 100			
Interior Floor		14	CARPET 100			
Air Condition		03	CENTRAL 100			
Heating Type		04	AIR DUCTED 100			
Bedrooms		02	2 100			
Bathrooms		02	1 100			
Frame		10	WOOD FRAME 100			
Stories		1.	1. 100			
Units		06	0 100			
BUD8 Adjustme		06	DIST 1D 100			
Quality		03	Quality Level 03			
DOR CODE		0200	MOBILE HOME			
MAP NUM			MKT AREA		08	
NEIGHBORHOOD/LOC		8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	840	100	1993	840	19,354	
UOP	32	25	1993	8	184	
USP	352	50	1993	176	4,055	
TOTALS		1,224		1,024	23,593	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	1242	WD DECK A	0	100	16	21
2	0940	SHEDS/PORT	0	100	10	12
3	0940	SHEDS/PORT	0	100	12	20
LAND DESCRIPTION						
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D
1	000100	C	RES		100	000
REVIEW DATE		05/12/2019		BY	KBA	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,024	96.0000	76.80	78,643	1983	1983	0	0	0	70.00	30.00

1 M/H 93- - 100% - 1995

Heated Area: 840

HX Base Yr 1995

UOP 1993

USP 1993

BAS 1993

54412 BEA RD, CALLAHAN

				BLD DATE					LGL DATE	03/31/2025 MLU	
				XF DATE					LAND DATE		
				INC DATE					AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
336.00	SF	10.00	10.00	100	1993	1993	3	20	672	
120.00	SF	20.10	20.10	100	1983	1983	3	20	482	
240.00	SF	30.00	30.00	100	1992	1992	3	20	1,440	

[illegible]