

LOT 6
NASSAU CROSSING PHASE 1
OR 2344/490

KILCULLEN ANSEL H & LAUREN
904 WAVERLY DR SE
ALBANY, OR 97322

2025

42-2N-27-1090-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	4091.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,675	100
FGR	361	55
FOP	149	30
PTO	35	5
TOTALS	2,220	

MARKET ADJUSTMENTS																			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND								
0100	01	1,921	115.7380	115.74	222,337	2020	2020	0	0	1.50	98.50								
1 SINGLE FAM - 100% - 2021				Heated Area: 1675				HX Base Yr 2021											
5 7 5 PTO 2020 12 18 52 57 19 19 5 15 19 19 6 4 19 11 5 BAS 2020 FGR 2020 FOP 2020 <table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td>03/12/2024</td></tr></table> MLU												BLD DATE		LGL DATE		XF DATE		LAND DATE	03/12/2024
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