



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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	2,119	100
FGR	478	55
FOP	180	30
FOP	193	30
	2020	2020
	2020	2020
	2020	2020
	2020	2020
TOTALS	2,970	
		2,494
		396,052

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,494	102.0384	161.22	402,083	2020	2020	0	0	0	98.50
2 SFR CUST - 100% - 2022				Heated Area: 2119				HX Base Yr 2022			
The diagram is a hydraulic schematic showing three interconnected loops. The top loop is labeled 'FOP 2020' and contains a rectangular section with flow rates of 20, 2, 10, and 19. The bottom loop is labeled 'FGR 2020' and contains a rectangular section with flow rates of 21, 22, 7, and 21. The right loop is labeled 'BAS 2020' and contains a rectangular section with flow rates of 42, 32, 38, and 30. Various connecting lines and flow rates (e.g., 23, 9, 7, 14, 8, 11, 3, 2, 10, 19, 42, 22, 7, 11, 8, 2, 32, 38, 30, 6, 7, 2, 8, 2) are shown throughout the system.											

BLD DATE		LGL DATE	05/09/2025	MLA
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