



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4097.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF-BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	2025	1,763	233,315
FGR	420	55	2025	231	30,571
FOP	180	30	2025	54	7,146
FOP	220	30	2025	66	8,734
FUS	1,701	100	2025	1,701	225,110
TOTALS	4,284			3,815	504,877

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,815	100.2600	132.34	504,877	2024	2024	0	0	0	0.00100.00

1 SNGL FAM - 100% - 2025

Heated Area: 3464

HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/01/2023

MLU