



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	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	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2002	2,030	240,244
FGR	420	55	2002	231	27,338
FOP	24	30	2002	7	828
FOP	230	30	2002	69	8,166
TOTALS	2,704			2,337	276,576

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,337	100.5480	132.72	310,167	2002	2002	0	0	10.83	89.17

1 SNGL FAM - 100% - 2020

Heated Area: 2030

HX Base Yr 2020

The diagram shows a main rectangular footprint of 37' by 46'. To the left is a smaller footprint of 20' by 12'. To the right is another footprint of 10' by 13'. Dimensions are labeled along the perimeter and between features. Labels include FOP 2002, BAS 2002, and FGR 2002.

BLD DATE	03/03/2023	NW	LGL DATE	05/06/2025	MLA
----------	------------	----	----------	------------	-----