



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 17               | CB STUCCO 100    |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 12               | HARDWOOD 70      |
| Interior Floo            | 14               | CARPET 30        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 4 100            |
| Bathrooms                |                  | 3 100            |
| Frame                    | 03               | MASONRY 100      |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 04               | Quality Level 04 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC         | 4020.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 2,509            | 100              |
| FGR                      | 598              | 55               |
| FOP                      | 301              | 30               |
| FOP                      | 294              | 30               |
| UOP                      | 732              | 20               |
| TOTALS                   | 4,434            |                  |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |           |             |                |                |                   |      |                 |      |       |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|-------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM  | % COND |
| 0900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 01  | 3,162     | 107.7090    | 142.18         | 449,573        | 2004              | 2004 | 0               | 0    | 10.00 | 90.00  |
| 1 SNGL FAM - 100% - 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |           |             |                |                | Heated Area: 2509 |      | HX Base Yr 2025 |      |       |        |
| <p>The floor plan diagram illustrates a residential unit layout. Key areas include:</p> <ul style="list-style-type: none"><li><b>UOP 2025</b> (Upper Open Plan): Located at the top, featuring a kitchen area with a 30x12 footprint and a living area with a 30x12 footprint. A 15x3 hallway connects them to a 3x18 bedroom area.</li><li><b>FOP 2007</b> (Front Open Plan): Situated below the UOP, containing a 12x11 living area and a 6x18 kitchen area. A 3x12 hallway leads to a 3x8 bathroom.</li><li><b>BAS 2004</b> (Back Area): A large open space on the left side, measuring 45x7.</li><li><b>FOP 2004</b> (Front Open Plan): A living area at the bottom left, measuring 43x7.</li><li><b>FGR 2004</b> (Front Garden Room): A room at the bottom right, measuring 23x26.</li></ul> <p>Other dimensions shown include a 52x3 top wall, a 22x30 top wall, a 31x26 right wall, and a 23x26 bottom wall for the FGR area.</p> |     |           |             |                |                |                   |      |                 |      |       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |           |             | BLD DATE       |                |                   |      | LGL DATE        |      |       |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |           |             |                |                |                   |      | 05/07/2025      |      |       |        |