

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LVT/LAMNT 100

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

BUD8 Adjustme

06

DIST 1D 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

7001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,152

100

1993

1,152

118,097

UOP

480

20

2012

96

9,841

UOP

96

20

2022

19

1,948

USP

192

30

1993

58

5,946

UST

96

45

1993

43

4,408

TOTALS

2,016

1,368

140,241

EXTRA FEATURES

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0810

CONCRETE A

0

0

60

2

120.00

SF

6.50

6.50

100

1985

1985

3

44

343

2

0504

FP-ELECTRI

0

0

0

0

1.00

UT

2,000.00

2,000.00

100

1970

1970

3

30.4

608

3

0510

GARAGE WD-

0

0

24

36

864.00

SF

21.00

21.00

100

1980

1980

3

20

3,629

LAND DESCRIPTION

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

0

0005

CH

0.00

0.00

1.50

AC

1.00

1.00

1.00

45,000.00

45,000.00

67,500

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

1.50

Total Land Value:

67,500

Market:

0

Agricultural:

0

Common:

67,500

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,368

121.6800

121.68

166,458

1964

1990

0

0

15.75

84.25

1 SINGLE FAM - 0% - 2023

Heated Area: 1152

HX Base Yr

UST 1993

UST 1993

UOP 2022

BAS 1993

UOP 2012

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2025

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2592/1735

9/23/2022

WD Q

I

01

255,000

GRANTOR: TIENTER NICHOLAS

GRANTEE: BACH SAMUAL & AUTUM

2514/0319

11/05/2021

WD Q

I

01

200,000

GRANTOR: DERR BENJAMIN & DELLA

GRANTEE: TIENTER NICHOLAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=2022] N8 W12 S8 E12\$ W24
UST=[YR=1993] W12 S8 USP=[YR=1993] S16 E12 N16 W12\$ E12 N8\$
S24 UOP=[YR=2012] S10 E48 N10 W48\$E48 N24\$.