



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 90			
Interior Floo	14	CARPET 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		2042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2025	2,009	444,552
FGR	484	55	2025	266	58,860
FOP	40	30	2025	12	2,655
FOP	156	30	2025	47	10,400
FUS	858	100	2025	858	189,858
TOTALS	3,547			3,192	706,326

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	3,192	133.3025	221.28	706,326	2024	2024	0	0	0.00	100.00		
1 SFR CUST 100% - 2026 Heated Area: 2867 HX Base Yr 2026													
14 7 4.2 13 19 FOP 2025 44 22 2 8 18 46 BAS 2025 22 15 3 5 18 FGR 2025 FOP 2025 30 33 18 12 9 4 3 25 FUS 2025													
BLD DATE						LGL DATE		11/06/2023					
XF DATE						LAND DATE		D/C					