

BLOCK 19 LOT 10 (EX N5 FT)
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

FORESTER SCOTT & SUSAN P
17112 HAWKS RIDGE LN
EDMOND, OK 73012

2026

00-00-31-102P-0019-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,861	100
FDG	441	60
FOP	236	30
FOP	290	30
TOTALS	2,828	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,284	128.3653	213.09	486,698	2005	2005	0	0	9.50	90.50

1 SFR CUST

0% - 2024

Heated Area: 1861

HX Base Yr

21

21

21

15

6

8

7

6

3

11

7

7

7

7

63

37

5

4

8

15

15

35

FDG

2005

FOP

2005

BAS

2005

FOP

2005

BLD DATE

09/03/2014

KK

LGL DATE

05/08/2025

ML