



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	12	CEDAR 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
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	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,801	100	1993	1,801	257,278
FGR	399	55	1993	219	31,285
FOP	104	30	1993	31	4,429
FSP	160	40	1993	64	9,142
UOP	28	20	1997	6	857
TOTALS	2,492			2,121	302,992

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,121	123.9700	172.32	365,491	1988	1988	0	0	0 17.10	82.90
1 SNGL FAM 100% - 2024 Heated Area: 1801 HX Base Yr 2024											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	05/01/2025 MLU				
INC DATE						AG DATE					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100
9	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100
11	0911	SCRN RM A	0	100	0	0	1,142.00	SF	18.00	18.00	100
TOTAL OB/XF 64,453											

LAND DESCRIPTION										TOTAL OB/XF					64,453			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1	