

BLOCK 6 LOT 10
IN OR 2095/1486
OAK LAWN PARK #5 PB 3/39

GWINER STACY A & TODD A
4406 BUCKINGHAM
ROYAL OAK, MI 48073

2026

00-00-31-150E-0006-0100



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	03	PLASTER 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1.5 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1993	1,084	123,513
FCP	220	25	1993	55	6,267
FOP	45	30	1993	14	1,595
UST	100	45	1993	45	5,128
TOTALS	1,449			1,198	136,504

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	124.0200	130.22	156,004	1959	2000	0	0	0	12.50	87.50
1 SINGLE FAM 0% - 0 Heated Area: 1084 HX Base Yr												
UST 1993 FCP 1993 BAS 1993 FOP 1993												

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