



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 80			
Interior Floor	11	CLAY TILE 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			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	2024	1,542	267,903
FGR	400	55	2024	220	38,222
FOP	33	30	2024	10	1,737
FSP	103	40	2024	41	7,123
TOTALS	2 078			1 813	314 985

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,813	125.6200	174.61	316,568	2023	2023	0	0	0.50	99.50
1 SNGL FAM 100% - 2024 Heated Area: 1542 HX Base Yr 2024											
The diagram illustrates a property layout with three distinct areas: FSP 2024 (top left), BAS 2024 (center), and FGR 2024 (bottom left). Dimensions are provided for various segments: FSP 2024 has a top width of 15, a right side of 7, and a bottom width of 13. A vertical segment on its left is 5, and a horizontal segment at its bottom left is 2.9. The main vertical boundary on the right is 53. The FGR 2024 area has a top width of 20, a right side of 15, and a bottom width of 19. A vertical segment on its right is 5, and a horizontal segment at its bottom right is 2. The BAS 2024 area is the central rectangular space. Other dimensions include a left vertical segment of 28, a top horizontal segment of 10, and a bottom horizontal segment of 8.											
BLD DATE		LGL DATE						05/07/2025			MLA