



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	12	MODULAR MT 10			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 100			
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	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	2019	1,829	280,830
FOP	170	30	2019	51	7,830
FOP	434	30	2019	130	19,960
TOTALS	2,433			2,010	308,622

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,010	113.2929	157.48	316,535	2019	2019	0	0	0	2.50	97.50
1 SNGL FAM 100% - 2023 Heated Area: 1829 HX Base Yr 2023												
46670 SAULS RD, CALLAHAN												
						BLD DATE					LGL DATE	05/07/2026 MLU
						XF DATE					LAND DATE	
						INC DATE					AG DATE	

EXTRA FEATURES										46670 SAULS RD, CALLAHAN				INC DATE		AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960			
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500			
5	0680	POLE SHED	0	100	48	20	960.00	SF	10.00	10.00	100	2024	2023		95	9,120			

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