



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9013.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,121	100	2026	3,121	489,029
FGR	297	55	2026	163	25,540
FGR	719	55	2026	395	61,893
FOP	253	30	2026	76	11,908
FOP	621	30	2026	186	29,144
TOTALS	5,011			3,941	617,515

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,941	94.3920	156.69	617,515	2025	2025	0	0	0.00	100.00
1 SFR CUST		100% - 2026		Heated Area: 3121				HX Base Yr 2026			
33082 HALF HITCH DR, CALLAHAN											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE		05/19/2026	
				INC DATE				AG DATE			
										MLU	

EXTRA FEATURES						33062 HALF HITCH DR, 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	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025 03	100		5,000	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025 03	100		3,500	
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025 04	100		50,000	