



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	13	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	2036.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,196	100	2026	3,196	484,031
FGR	649	55	2026	357	165,769
FOP	344	30	2026	103	47,827
FOP	400	30	2026	120	55,721
FST	200	55	2026	110	51,077
FUS	492	100	2026	492	228,455
UOP	96	20	2026	19	8,822
TOTALS	5,377			4,397	2,041,703

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	4,397	291.3766	464.34	2,041,703	2025	2025	0	0	0	0.00100.00
1 SFR CUST 100% - 2026											
Heated Area: 3688											
HX Base Yr 2026											