



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 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4095.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,245	100	2026	1,245	138,544
FGR	483	55	2026	266	29,600
FOP	100	30	2026	30	3,338
FOP	182	30	2026	55	6,120
FUS	962	100	2026	962	107,051
STR	48	10	2026	5	556
TOTALS	3,020			2,563	285,211

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,563	105.9840	111.28	285,211	2025	2025	0	0	0.00	100.00
1 SINGLE FAM 0% - 2026				Heated Area: 2207				HX Base Yr			
10 10 10 FOP 2026 3 10 16 41 42 16 13 26 9 4 12 4 12 8 21 7 16 20 6 9 FOP 2026 22 8 23 FGR 2026 48 41 26 FUS 2026 48 21 7 16 20 6 9 FOP 2026											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025

MLU