



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		12	CEDAR 100		
Roof Structur		08	IRREGULAR 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 50		
Interior Wall		06	CUST PANEL 50		
Interior Floo		14	CARPET 80		
Interior Floo		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		
BUD8 Adjustme		06	DIST 1D 100		
Occupancy		00	NONE 100		
Quality		01	Quality Level 01		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		08
NEIGHBORHOOD/LOC		8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1993	1,998	236,830
FGR	312	55	1993	172	20,388
FOP	364	30	1993	109	12,920
FOP	1,227	30	1993	368	43,620
FOP	300	30	2012	90	10,668
TOTALS	4,201			2,737	324,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,737	104.6304	145.44	398,069	1988	1988	0	0	0 18.50	81.50

1 SNGL FAM

100% - 2002

Heated Area: 1998

HX Base Yr 2002

BLD DATE

LGL DATE

TOTALS		4,201				2,737		324,426		43002 DANSON LN, CALLAHAN					XF DATE				LAND DATE		05/07/2026	MLU
															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	1243	WD DECK F	0	100	24	12	288.00		SF	8.00	8.00	100	1985	1985	3	20	461					
2	0510	GARAGE WD-	0	100	30	24	720.00		SF	35.00	35.00	100	1987	1987	3	20	5,040					
4	0681	POLE SHED	0	100	30	13	390.00		SF	15.00	15.00	100	1985	1985	3	20	1,170					
5	0681	POLE SHED	0	100	30	13	390.00		SF	15.00	15.00	100	1989	1989	3	20	1,170					
6	0500	FP-PRE FAB	0	100	0	0	1.00		UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100					
7	0350	CARPORT WD	0	100	12	12	144.00		SF	13.00	13.00	100	2008	2008	3	27	505					