



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 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		04	
NEIGHBORHOOD/LOC	4071.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	2022	1,818	213,908
FGR	420	55	2022	231	27,179
FOP	112	30	2022	34	4,001
FOP	180	30	2022	54	6,354
TOTALS	2,530			2,137	251,442

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	113.1900	118.85	253,982	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023

Heated Area: 1818

HX Base Yr 2023

The diagram illustrates a property layout with three distinct areas, each labeled in blue text: FOP 2022, BAS 2022, and FGR 2022. The overall lot dimensions are 24 units wide and 21 units deep. The FOP 2022 area is a rectangle measuring 18 units by 10 units, located at the top. The BAS 2022 area is a larger rectangle measuring 38 units by 45 units, occupying the central portion. The FGR 2022 area is a rectangle measuring 20 units by 21 units, located at the bottom left. Various other dimensions are marked along the boundaries of these areas, such as 12, 18, 10, 38, 24, 21, 20, 12, 6, 2, 5, and 20, indicating specific measurements and setbacks.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026

MLU