



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	13	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Ceiling	NEW	N/A 70			
Interior Floor	NEW	N/A 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,220	100	2026	3,220	482,163
FGR	508	55	2026	279	41,777
FOP	691	30	2026	207	30,996
FOP	1,137	30	2026	341	51,061
FUS	1,335	100	2026	1,335	199,903
STR	60	10	2026	6	898
TOTALS	6,951			5,388	806,799

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,388	107.7300	149.74	806,799	2025	2025	0	0	0.00	100.00
1 SNGL FAM 0% - 2026				Heated Area: 4555				HX Base Yr			

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