



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,638	100
BAS	190	100
FGR	540	55
FOP	205	30
FSP	170	40
FST	104	55
PTO	85	5
PTO	140	5
TOTALS	3,072	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,323	146.0500	153.35	356,232	1968	1968	0	0	38.50	61.50
1 SINGLE FAM 100% - 2008						Heated Area: 1828		HX Base Yr 2008			
Diagram showing room layouts and dimensions: - PTO 2006 (Top Left): 17x5 - FSP 2006 (Top Middle): 17x8 - BAS 1996 (Top Right): 19x10 - PTO 2006 (Middle Left): 20x7 - FST 1993 (Middle Left): 13x8 - FGR 1993 (Bottom Left): 27x14 - BAS 1993 (Bottom Right): 29x24 - FOP 1993 (Bottom Right): 7x3											
BLD DATE								LGL DATE		05/06/2026 MLU	

TOTALS										8,072			2,323		219,000	45165 STRATTON RD, CALLAHAN										XF DATE				LAND DATE		05/06/2026	MLC
																				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										
2	0500		FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	1990	1990	3	64	2,240												
5	0860		POOL/SPA		0	100	0	0	1.00		UT	50,000.00		50,000.00		100	2006	2006	04	85	42,500												
								</																									