



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/LAMNT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4094.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2025	1,540	208,270
FGR	402	55	2025	221	29,888
FOP	104	30	2025	31	4,192
FOP	126	30	2025	38	5,139
TOTALS					

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,830	128.8000	135.24	247,489	2025	2025	0	0	0	100.00
1 TOWNHOUSE		100% - 2026		Heated Area: 1540				HX Base Yr 2026			
The diagram shows a townhouse layout with the following dimensions: FOP 2025 (Front Porch): Located at the top left, with a width of 14 and a depth of 9. It is connected to the main structure by a 14-unit wide passage. BAS 2025 (Basement): A large rectangular area in the center, with a left wall of 53, a right wall of 56, and a bottom wall of 19. It is connected to the front porch by a 14-unit wide passage. FGR 2025 (Front Garden): Located at the bottom left, with a width of 19 and a depth of 22. It is connected to the main structure by a 11-unit wide passage. Other Dimensions: The top wall of the main structure is 14 units long. The right wall is 56 units long. The bottom wall of the main structure is 19 units long. The left wall of the main structure is 53 units long. The bottom wall of the front garden is 19 units long. The right wall of the front garden is 20 units long. The top wall of the front garden is 11 units long. The left wall of the front garden is 22 units long. 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