



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo            | 11               | CLAY TILE 50     |      |              |                      |
| Interior Floo            | 14               | CARPET 50        |      |              |                      |
| 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                  | 05               | Quality Level 05 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      | 04           |                      |
| NEIGHBORHOOD/LOC         | 4031.100         |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,000            | 100              | 2020 | 2,000        | 254,016              |
| FGR                      | 658              | 55               | 2020 | 362          | 45,977               |
| FOP                      | 36               | 30               | 2020 | 11           | 1,397                |
| FSP                      | 144              | 40               | 2020 | 58           | 7,367                |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 2,838            |                  |      | 2,431        | 308,757              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 2,431     | 123.4310    | 129.60         | 315,058        | 2020 | 2020 | 0    | 0    | 2.00 | 98.00  |

1 SINGLE FAM

100% - 2024

Heated Area: 2000

HX Base Yr 2024

12

FSP  
2020

12

12

14

29

45

50

13

5

6

FOP  
2020

6

31

20

12

19

16

BAS  
2020

FGR  
2020

BLD DATE

04/05/2023

NW

XF DATE

LGL DATE

04/09/2024

MLU

LAND DATE