

BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	19	COMMON BRK	70		
Exterior Wall	31	VINYL SID	30		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
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		
Architectural	05	CONV	100		
Units	0	100			
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	12315.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,179	100		2,179	219,418
FGR	561	55		309	31,115
FOP	144	30		43	4,330
FSP	426	40		170	17,119
FST	39	55		21	2,115
TOTALS	3,349			2,722	274,097

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,722 121.1672 135.71 369,403 2001 2001 0 0 0 25.80 74.20

1 SINGLE FAM 100% - 2016 Heated Area: 2179 HX Base Yr 2016

Floor plan diagram showing various rooms and areas labeled with codes: BAS (Basement), FGR (Front Garage), FOP (Front Porch), FST (Front Staircase), FSP (Front Staircase Platform), and FSD (Front Staircase Deck). Dimensions are provided for each area.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/07/2025 MLU

EXTRA FEATURES															TOTAL OB/XF 12,135									
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								
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2001	2001	3	100	1,200								
2	0166	CONC, PAVMT	0	100	0	0		730.00	UT 1.50	1.50	100	2001	2001	3	100	1,095								
3	0040	BARN, POLE	0	100	20	36		720.00	UT 12.00	12.00	100	2001	2001	3	100	8,640								
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2023	2022		100	1,200								

LAND DESCRIPTION										TOTAL OB/XF										12,135									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												