

BLK: 1839.08 LOT: 10

CARD 01 OF 01

119 PHEASANT DR

BERKELEY TWP

US BANK TRUST NA  
13801 WIRELESS WAY  
OKLAHOMA CITY OK 73134

Class: 2  
Zone: R200  
Map: 84  
VCS: 23.2

--Curr. Values--  
Land: 102,500  
Impr: 77,100  
Net: 179,600

--Sales History--  
07/22/2019 135,000  
02/28/2002 122,000  
12/29/1989 90,000  
GOLDSTEIN, DAVID S & MARI  
DOHERTY, MARY A

| BUILDING DESCRIPTION              | FLOOR AREAS           | LAND DESC.      | UNITS | APPRAISED VALUES (COST APPROCH)                 |
|-----------------------------------|-----------------------|-----------------|-------|-------------------------------------------------|
| Building Class 16                 | 1st Story 1,056       | FRONT FEET      | 83    | Main Bldg Replacement Cost 77,753               |
| ONE FAMILY 1SF 1056               | Upper Stories 0       | SITE VALUE      | 1     | CCF: 1.34, NetCond: .740, MktAdj: 1.00 * .99160 |
| 1 STORY / RANCH                   | Half Stories 0        |                 |       | Main Bldg Appraised Value = 77,100              |
| Built: 1973 Eff Yr: 1984          | Attic Area 0          |                 |       | Total Detached Item Value + 0                   |
| Fndatn: BLK/CONCRT                | Basement Area 0       |                 |       | Total Improve Value (rounded) = 77,100          |
| Roof: GABLE / ASPH SHNGL          | Sq. Foot Living 1,056 |                 |       | Total Land Value + 102,500                      |
| ExtFin: ALUM/VINYL                | ATTACHED ITEMS        |                 |       | TOTAL NET VALUE: 179,600                        |
| Heat: GAS                         | CONC PATIO 300        | A: 1S-CR 1056sf |       |                                                 |
| Air: FORCED AIR 1056              | DETACHED ITEMS        | B: CP 300sf     |       |                                                 |
| Air: ALL COMBIN 1056              |                       |                 |       |                                                 |
| IntFin: DRYWALL                   |                       |                 |       |                                                 |
| FlrFin: MIXED                     |                       |                 |       |                                                 |
| Plumb: 3FIX BATH 1                |                       |                 |       |                                                 |
| OTHER ITEMS                       |                       |                 |       |                                                 |
| * BEDROOMS 3                      |                       |                 |       |                                                 |
| * BATHROOMS 1.0                   |                       |                 |       |                                                 |
| * TOTAL ROOMS 5                   |                       |                 |       |                                                 |
| CONDITION                         |                       |                 |       |                                                 |
| INT.: AVERAGE                     |                       |                 |       |                                                 |
| EXT.: AVERAGE                     |                       |                 |       |                                                 |
| LAYOUT: AVERAGE                   |                       |                 |       |                                                 |
| INFOBY: OWNER                     |                       |                 |       |                                                 |
| * For Informational Purposes Only |                       |                 |       |                                                 |