SOUTH RIVER	Land Desc: 40X189	Owners Name:	US BANK TRUST NA		Land:	118,600	
Block: 170	Bldg Desc:	Street Address:	13801 WIRELESS WAY		Impr:	121,200	Reval Date: 2019/10/01
Lot: 6	Addl Lots:	City & State:	OKLAHOMA CITY, OK	Zip: 73134	Total:	239,800	Map: 24
Qual:	Acreage: 0.174 Class: 2	Property Location:	117 HILLSIDE AVE		Exempt:		Seq#: 1972 (#1 of 1)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
SCOTT, MILDRED S	12/28/16	7022 /130	100	12
HEFNER-SLIVINSKI, CHERYL ANN	03/23/07	5802 /818	1	1
	06/29/99	4713 /801	122500	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2019	118600	121200	239800
2020	118600	121200	239800

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
40	186			1.24		0.95	TRAFFIC	23560
1	LOT(S)			1.00		0.95	TRAFFIC	95000

Neigh:
VCS: FS09 Front Ft Value: 500
Zone: R-75 Acre Value:
Min Front: 75 Lot Value: 100000
Std Depth: 100 Land Value: 118,600

SITE INFORMATION

Road:	PAVED	Util:	SEW/WATER
Curbs:	YES	Gas:	YES
Sidewalk:	YES	Elec:	YES
Loc:		Topo:	LEVEL

STAFF CONTROL

Info By:	ESTIMATED	Date:	03/14/19
Visits:	2	Collector:	37
Old B:		Prtd:	06/06/20
Old L:		Card:	M TIM

BUILDING INFORMATION

Class: 16	Roof Type: GABLE
Age/Eff Age: 94 / 35 (Y)	Roof Material: SHINGLE
Exterior Walls: ALUM/VINYL	Room Count: Total Rooms: 6 Bed Rooms: 3
Style: CAPE COD	Row/End: N.A.
Story Height: 1.5 STORY	Conversion:
Exterior Condition: NORMAL	Number of Units: 1
Interior Condition: NORMAL	Heat Source: GAS
Foundation: CONCRETE BLOCK	Livable Area: 1040 SF

DEPRECIATION

Physical:	31 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.69

Baths:	M: 1	A: 1	O:
Kitchens:	M: 1	A:	O:

NOTES

ABV GRND POOL-N

RESIDENTIAL COST APPROACH

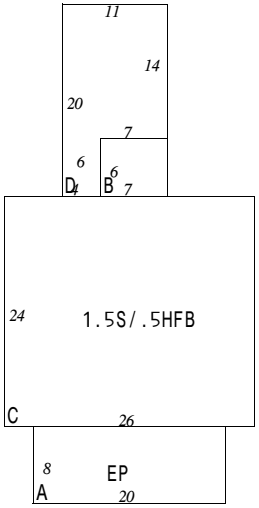
Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	666 x	9.530 +	2142	x1.00	x1.00=	8489
BASEMENT FINISH	333 x	13.500 +	1200	x1.00	x1.00=	5696
Main Bldg						
FIRST STORY	666 x	48.980 +	22568	x1.00	x1.00=	55189
HALF STORY	624 x	20.550 +	3198	x1.00	x1.00=	16021
Heat/AC						
HW/STEAM RADIATOR	1040 x	3.810 +	1500	x1.00	x1.00=	5462
Plumbing						
3 FIXTURE BATH	1- 2 x	2595.000 +	0	x1.00	x1.00=	-2595
2 FIXTURE BATH	1- 1 x	1895.000 +	0	x1.00	x1.00=	0
Fireplace						
Attic						
SMALL DORMER	2 x	1935.000 +	0	x1.00	x1.00=	3870
Deck/Patio						
ENCLOSED PORCH	160 x	26.990 +	1092	x1.00	x1.00=	5410
DECK	178 x	5.310 +	182	x1.00	x1.00=	1127
Garage						

Base Cost: 98669 CCF: 1.65 Cost New: 162804
Net Cond: 0.69 Bldg Value: 112335

Detached Items:
DET GARAGE 360 x 15.950 + 3084 x1.00 x0.61 x1.65= 8883

Land: 118,600 Impr: 121,200 Total: 239,800

BUILDING SKETCH



A: EP	cd8r20	160
B: 1S/.5HFB	u30r7cd6r7	42
C: 1.5S/.5HFB	u24l3cd24r26	624
D: DECK	u44r3cd20r4u6r7u14l11	178
E:		0
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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