



CONSTRUCTION					RECORD OF CONSTRUCTION						
1	3	FOUNDATION	P F (A) G	8	3	EXTERIOR	P F (A) G	TYPE	YEAR	COST	
EXCAVATION	6'	6'6"	8'	SHEATHING	Bd	1/2	5/8	3/4	STRUCTURAL		
FOOTING	8x16	8x18	12x24	12x36	WALLS	T111 / B&B	Log / Alum		KITCHEN		
PT WOOD	SONOTUBE	FROST		Vinyl / Shing / ClapBd	2" LOG/Brick				ELECTRICAL		
ROCK/BRICK				WINDOWS	Builder Grade	Obi Hung			PLUMBING		
CONCRETE BLOCK				Casement	Bow	Bay			HEATING		
POURED CONCRETE	/			INSULATION	Wrap	3"FG	6"FG				
CONCRETE SLAB	Drainage: Y / N			DOORS	2Ex	Solid	Raised	Custom			
SITE WORK	Grade & clear	Better		ATRIUM					COMPUTATIONS		
2	3	BASEMENT	P F (A) G	7	3	FLOORS	P F (A) G	UNIT	SF	AMOUNT	
NONE	Wet			SUBFLOOR	3/8	1/2	5/8	3/4	1 SF / 15	1500	80445
DEPTH	6'	6'6"	7'	(7'6")	UNDERLAYMENT	3/8	1/2		NO BSMT -		
FLOOR	Dir	3'CM	4'CM	6'CM	CARPET	26 OZ	32 OZ		FIN BSMT +		
FINISH	Rough	Trowel		LINEOLEUM	Embossed	Laminate			BSMT GAR +		
FINISHED AREA	sqft			HARDWOOD					BRICK +		
STORAGE	Rough	Built-in		TILE					FIREPLACE +		
3	3	FRAMING	P F (A) G	8	3	HEATING	P F (A) G	ATTIC +			
FLOOR JOISTS	2x8x24	2x8x16		NONE	UNIT	MONITOR	ELEC		HEATING -		
(2x8)	2x10	2x12	STEEL	STEAM					PLUMBING +	1220	
STUDS	2x4x24	(2x4x16)		FORCED HOT AIR					Roof Window +		
2x6x24	2x6x16			HW RADIANT							
RAFTERS	2x4	(2x6)	2x8	2x10	MULTIZONE						
ENGINEERED TRUSSES				# FIREPLACES	HEARTH				TOTAL	71,166	
				CENTRAL AIR CONDITIONING					ADDITIONS	SF	AMOUNT
4	3	ROOF	P F (A) G	9	3	PLUMBING	P F (A) G				
SHEATHING	Bd	1/2	5/8	3/4	NONE				1 SF Add	1,976	28,563
COVER	TP	210A	235A	(Metal)	3 PC	OLD	AVG	GOOD	W/D	36	533
TRIM		DRIP EDGE			# BATHROOMS	2	3	4			
CORNICE	Raked	(Boxed)			# STALL SHOWERS	2	3	4			
GUTTERS	COPPER				# FIXTURES	4	5	6			
					WATER HEATER	ELEC	OIL	GAS			
5	3	INTERIOR	P F (A) G	10	3	ELECTRICAL	P F (A) G				
FINISH	NONE			ENTRANCE	60A	(100A)	200A		TOTAL		110,764
QUALITY	Poor	Avg	Good	Best	WIRING	OLD	(AVG)	NEW	FACTOR		1.0
WALL	Board	(Panelling)			REPL VALUE						110,764
Paper	(Sheetrock)	Plaster			QUALITY	MIN	(AVG)	GOOD	OCCUPANCY	CONSTRUCTION	SIZE
CABINETS	SW	(HW)	Built-in		DATA & CABLE	(V)	N		SF	1 SF / B	30x50
CLOSETS	(Sm)	Ample	Walk-in		SECURITY SYSTEM	Y	N		CUT BLDGS		
DOORS	(Luan)	Panel	Raised Panel		GENERATOR	Y	(N)		Att Gar		24x30
									Equip Shed Metal (slab)		40x60
									Garage	1 SF	30x30
									Cabin	1 SF	-
									Shed	1 SF	-
NUMBER OF ROOMS		ROOF TYPE									
BASEMENT		FLAT	MANSARD								
FIRST FLOOR	7-3-128	GABLE /	CUSTOM								
SECOND FLOOR		GAMBREL	OTHER								
THIRD FLOOR		HIP									

SKETCH											
SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM						
DATE	TYPE	SALE	SOURCE	DATE LISTED							
MO.	YEAR	Land/L&B/Bidg	PRICE	Buyer-Seller-Dec-Agent	LISTED						
6	2011	L+B	255,000	DFC	MEAS	ALP					
INTERIOR CONDITION COMPARED TO EXTERIOR			BETTER	EQUAL	LESS	PRICED	ALP				
						REVD	MM				
OBsolescence Factors											
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED					
STYLE	CCOM. LOCATION	ECONOMIC		Functional 25							
AREA	GR	AGE	REMOD	COND	REPL VAL	DEPR	PHYS VAL	OBS	SOUND VALUE		
1500	3.2	66		A	110,764	23%	83,073		83,073		
810	C+			A	11,483	25%	7860		7860		
2400	C			F	67,500	28%	48,600		48,600		
300	D-			P-	5,000	100%	2,000		1,500		
	E								NV		
	E								NV		
TOTAL VALUE BUILDINGS 141,103											

Just Value Associates, PLLC - Jan 2010  
 \* M+S Pricing