

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT								VACANCY		COMM. INFL.	
BASE								SEMI-IMP		OTHER	
FRONT ACRES								TOPOGRAPHY			
ACREAGE								ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL											
LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL		PAVED ROAD	
50	295 Avg	600	1.09	654-	32700		32700	ROUGH		GRAVEL ROAD	
						W45	+ 5000	ROLLING		TOWN WATER	
							38700	SWAMPY		DRILLED WELL	
LOCATION				2020 + 65% AREA TRENDS				63,855	HIGH	DUG WELL	
G F P			IMPROVING		STATIC		DECLINED	LOW	TOWN SEWER		
									SEPTIC		



AUG Frintage

TOTAL VALUE BUILDINGS	49,071
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