

LAND VALUATION									LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	MINUS		PLUS		
HOUSE LOT								VACANCY		COMM. INFL.		
BASE								SEMI-IMP		OTHER		
FRONT ACRES								TOPOGRAPHY	15	Step		
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	266	600	1.07	642-	32100	15	27285	ROUGH		GRAVEL ROAD		
						Sept	3000	ROLLING		TOWN WATER		
							30285	SWAMPY		DRILLED WELL	lake	
LOCATION				2626 + 650%		AREA TRENDS		49,970		HIGH	DUG WELL	
G F P			IMPROVING		STATIC		DECLINED		LOW	TOWN SEWER		
										SEPTIC		✓



