

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	
100	265	660	107	642	64200	15	54570	ROUGH		GRAVEL ROAD	
						Septic	3000	ROLLING		TOWN WATER	
							57570	SWAMPY		DRILLED WELL	See
LOCATION		2026 + 65%		AREA TRENDS		94,991		HIGH		DUG WELL	
G F P				IMPROVING		STATIC		DECLINED		LOW	TOWN SEWER
										SEPTIC	✓



CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION										6 FLOORS										YEAR		COST	
G	F	P	B	1	2	3	G	F	P														
CONCRETE										CONCRETE										STRUCTURAL			
CONC BLOCK										EARTH									KITCHEN				
CONC SLAB										PINE WOOD									ELECTRICAL				
BRICK OR STONE										HARDWOOD									PLUMBING				
PIERS										INLAID LIN									HEATING				
2 BASEMENT										7 INTERIOR FINISH										COMPUTATIONS			
FULL HR										W/W CARPET										UNIT	AMOUNT		
1/4	1/2	3/4								CERAMIC									607	SF	48038		
FIN BSMT AREA										SINGLE										BSMT AREA			
BSMT GAR																				-3635			
FRAMING										ATTIC FLR & STAIRS										BSMT GAR			
FLR JOISTS																				WALLS			
X O/C																				INSULATION			
BEAMS & COL																				ROOFING			
STUDS																				LIGHTING			
3 WALLS										PLASTER										FIREPLACES			
DOUBLE SIDING										PANEL										FLOORS			
SINGLE SIDING										KNOTTY PINE										ATTIC			
SHINGLES 113B										WALLBOARD										INT FINISH			
CONC BLOCK										UNFIN										HEATING			
FACE BRK ON										FINISH ATTIC AREA										PLUMBING			
SOLID COM BRK																				TOTAL			
INSULATION										8 HEATING										45603			
ATTIC ONLY										HOT AIR										ADDITIONS & PCHS			
ROOFING										HOT WATER/VAPOR										134003-SF			
ASPH SHINGLES										STEAM										2104 (EPKF) SF			
WOOD SHINGLES										AIR COND										3 SF			
METAL										PIPELESS FURN										4 SF			
ROLL ROOFING										FLOOR FURN										5 SF			
ROOF TYPE										AUTO OIL BURNER										6 SF			
GABLE										GAS										7 SF			
FLAT										ELECTRIC										8 SF			
HIP										NO HEATING										9 SF			
MANSARD										UNIT HTRS										TOTAL			
GAMBREL																				50603			
4 LIGHTING																				FACTOR -20			
NO ELEC																				66			
OUTLETS																				33391			
WIRING																				20% + 6%			
5 FIREPLACES										9 PLUMBING										+2004			
# OF STACKS										BATHROOM Right 6 doors										REPL VALUE			
FIREPLACE STACK										TOILET ROOM										35,401			
FIREPLACE										WATER CLOSET										10			
HEARTH										LAVATORY										24,781			
NO OF ROOMS										STALL SHOWER										10			
BSMT										KITCHEN SINK										25			
1ST 348 + WC										AUTO WATER HEATER										409			
2ND										NO PLUMBING													
3RD																							
INT LAYOUT																							

DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED	
MO.	YR.	1. LAND	2. L & B	3. BLDG		1. BUYER	3. DECL.	2. SELLER	4. AGENT
		1	2	3		1	2	3	4
		1	2	3		1	2	3	4
INTERIOR CONDITION COMPARED TO EXTERIOR					+	=	-	REV'D.	
OBSOLESCENCE FACTORS									
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED			
STYLE		10 COMM. LOCATION		ECONOMIC					
OCCUPANCY		CONSTRUCTION		SIZE		AREA		GRADE	
AGE		REMOD		COND		REPL VAL		PHYS DEP	
PHYS VAL		PHYS VAL		OBSOL.		SOUND VALUE			
35,401		30		24,781		10		22,303	
682		20		546		25		409	
TOTAL VALUE BUILDINGS									
22,712									

