

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	
66	330	600 -	1.12	672 -	44352		44352	ROUGH		GRAVEL ROAD	
						1425	5000	ROLLING		TOWN WATER	
							49352	SWAMPY		DRILLED WELL	
								HIGH		DUG WELL	
LOCATION				2026 + 65%				AREA TRENDS		81,431	
G F P			IMPROVING		STATIC		DECLINED				
									SEPTIC		



