

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%	(wet left side)	
ACREAGE								ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL	0.38										
LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL		PAVED ROAD	
112 EF	145 Aug	600-	85	510-	57120	15	48552	ROUGH		GRAVEL ROAD	
						Septic	13000	ROLLING		TOWN WATER	
							51552	SWAMPY		DRILLED WELL	LaKe
LOCATION		2020 + 65 %		AREA TRENDS		85,061		HIGH		DUG WELL	
G F P		IMPROVING		STATIC		DECLINED		LOW		TOWN SEWER	
										SEPTIC	✓



Good Fndg

CONSTRUCTION														REMODELING DATA				SKETCH										
1 FOUNDATION				G F P				6 FLOORS				YEAR COST																
CONCRETE												STRUCTURAL																
CONC BLOCK												KITCHEN																
CONC SLAB												ELECTRICAL																
BRICK OR STONE												PLUMBING																
PIERS												HEATING																
2 BASEMENT																												
FULL HR												COMPUTATIONS																
1/4 1/2 3/4												UNIT	AMOUNT															
FIN BSMT AREA												672 SF	51231															
BSMT GAR												BSMT AREA	- 3360															
FRAMING												BSMT GAR																
FLR JOISTS												WALLS																
X O/C												INSULATION																
BEAMS & COL												ROOFING																
STUDS												LIGHTING																
3 WALLS												FIREPLACES																
DOUBLE SIDING												FLOORS																
SINGLE SIDING												ATTIC	+ 2520															
SHINGLES												INT FINISH	- 2016															
CONC BLOCK												HEATING																
FACE BRK ON												PLUMBING																
SOLID COM BRK												TOTAL	48375															
INSULATION												ADDITIONS & PCHS																
ATTIC ONLY												1 1120350 SF	+ 392															
ROOFING												284 (OP) SF	+ 1440															
ASPH SHINGLES												3 96 (OP) SF	+ 1800															
WOOD SHINGLES												4 SF																
METAL												5 SF																
ROLL ROOFING												6 SF																
ROOF TYPE												7 SF																
GABLE												8 SF																
FLAT												9 SF																
HIP												TOTAL	52007															
MANSARD												FACTOR	74															
GAMBREL												FIN BSMT																
LIGHTING													38,485															
NO ELEC													2032 - 60%	- 2309														
OUTLETS													REPL VALUE	36,176														
WIRING													OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE			
5 FIREPLACES																												
# OF STACKS																												
FIREPLACE STACK																												
FIREPLACE																												
HEARTH																												
NO OF ROOMS																												
BSMT																												
1ST																												
2ND																												
3RD																												
INT LAYOUT																												
TOTAL VALUE BUILDINGS																												24,628