

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		
100	203 ft	600-	1.06	600	60,000		60,000	ROUGH		GRAVEL ROAD		
						Septic	3,000	ROLLING		TOWN WATER		
							63,000	SWAMPY		DRILLED WELL	Lg	
LOCATION				2036 + 65%				AREA TRENDS				103,950
G F P			IMPROVING		STATIC		DECLINED					



Good Fndg

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				G	F	P	6 FLOORS				B	1	2	3	G	F	P
CONCRETE							CONCRETE										
CONC BLOCK							EARTH										
CONC SLAB							PINE										
BRICK OR STONE							HARDWOOD										
PIERS							INLAID Lin										
2 BASEMENT							W/W CARPET										
FULL HR							CERAMIC										
1/4 1/2 3/4							SINGLE										
FIN BSMT AREA							ATTIC FLR & STAIRS										
BSMT GAR							7 INTERIOR FINISH				B	1	2	3	G	F	P
FRAMING							PLASTER										
FLR JOISTS							DRYWALL										
X O/C							PANEL										
BEAMS & COL							KNOTTY PINE										
STUDS							WALLBOARD										
3 WALLS							UNFIN										
DOUBLE SIDING							FINISH ATTIC AREA										
SINGLE SIDING							8 HEATING				M						
SHINGLES							HOT AIR										
CONC BLOCK							HOT WATER/VAPOR										
FACE BRK ON							STEAM										
SOLID COM BRK							AIR COND										
INSULATION							PIPELESS FURN										
ATTIC ONLY							FLOOR FURN										
ROOFING							AUTO OIL BURNER										
ASPH SHINGLES							GAS										
WOOD SHINGLES							ELECTRIC										
METAL							NO HEATING										
ROLL ROOFING							UNIT HTRS										
ROOF TYPE							9 PLUMBING				M						
GABLE							BATHROOM										
FLAT							TOILET ROOM										
HIP							WATER CLOSET										
MANSARD							LAVATORY										
GAMBREL							STALL SHOWER										
4 LIGHTING							KITCHEN SINK										
NO ELEC							AUTO WATER HEATER										
OUTLETS							NO PLUMBING										
WIRING							5 FIREPLACES										
5 FIREPLACES							# OF STACKS										
# OF STACKS							FIREPLACE STACK										
FIREPLACE STACK							FIREPLACE										
FIREPLACE							HEARTH										
HEARTH							NO OF ROOMS										
NO OF ROOMS							BSMT										
BSMT							1ST										
2ND							3RD										
INT LAYOUT																	

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
1000 SF	65450		
BSMT AREA	5000		
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH	- 3000		
HEATING			
PLUMBING			
TOTAL	57450		
ADDITIONS & PCHS			
1	27603-	SF	828
2		SF	
3		SF	
4		SF	
5		SF	
6		SF	
7		SF	
8		SF	
9		SF	
TOTAL	58278		
FACTOR	57		
FIN BSMT	33218		
2026 + 6%		+ 1993	
REPL VALUE	35211		
OCCUPANCY	CONSTRUCTION	SIZE	AREA
15 Fr/P	SK	1000	D-30
OUT BLDGS.			
1 Canopy	Fr/dirt	6x16	96 SV
2			
3			
4			
5			
6			
7			
8			

SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED			
MO. YR.		1. LAND 2. L & B 3. BLDG				1. BUYER 2. SELLER		3. DECL. 4. AGENT		LISTED	
		1 2 3				1 2 3 4		MEAS			
		1 2 3				1 2 3 4		PRICED			
INTERIOR CONDITION COMPARED TO EXTERIOR						+		=		-	
OBSOLESCENCE FACTORS											
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED					
STYLE		COMM. LOCATION		ECONOMIC							
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD.	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.
15 Fr/P	SK	1000	D-30					35211	40	21217	21217
1 Canopy	Fr/dirt	6x16	96	SV						SV	100
2											
3											
4											
5											
6											
7											
8											
TOTAL VALUE BUILDINGS											21317