

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	
86	191 Avg	600-	98	588-	50568		50568	ROUGH		GRAVEL ROAD	
						WTS	+5000	ROLLING		TOWN WATER	
							55568	SWAMPY		DRILLED WELL	✓
LOCATION				2026 + 65%		AREA TRENDS		91,982		HIGH	DUG WELL
G F P			IMPROVING		STATIC		DECLINED		LOW	TOWN SEWER	✓
										SEPTIC	



Good Fuly

TOTAL VALUE BUILDINGS	96,938
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