

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT	<i>Imps</i>		<i>5000</i>				<i>5000</i>	VACANCY		COMM. INFL.	
BASE	<i>0.62</i>	<i>77%</i>	<i>8000</i>	<i>6320</i>			<i>6320</i>	SEMI-IMP		OTHER	
FRONT ACRES								TOPOGRAPHY			
ACREAGE								ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL	<i>0.62</i>						<i>11320</i>				
LOT COMPUTATIONS <i>2026 + 100% 12,452</i>								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL		PAVED ROAD	
								ROUGH		GRAVEL ROAD	
								ROLLING		TOWN WATER	
								SWAMPY		DRILLED WELL	
LOCATION AREA TRENDS								HIGH		DUG WELL	
								LOW		TOWN SEWER	
										SEPTIC	
G F P			IMPROVING		STATIC	DECLINED					



CONSTRUCTION

REMODELING DATA

SKETCH

CONSTRUCTION										REMODELING DATA									
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							ELECTRICAL							
BRICK OR STONE					HARDWOOD							PLUMBING							
PIERS					INLAID							HEATING							
2 BASEMENT					7 INTERIOR FINISH					COMPUTATIONS									
FULL HR	7	✓			W/W CARPET	✓						UNIT	AMOUNT						
1/4	1/2	3/4			CERAMIC		✓					1082	SF	70613					
FIN BSMT AREA					SINGLE							BSMT AREA							
BSMT GAR					ATTIC FLR & STAIRS					BSMT GAR									
FRAMING										WALLS									
FLR JOISTS	Steel									INSULATION									
X	O/C									ROOFING									
BEAMS & COL										LIGHTING									
STUDS										FIREPLACES									
3 WALLS										FLOORS									
DOUBLE SIDING	Vinyl	✓			PLASTER							ATTIC							
SINGLE SIDING					DRYWALL		✓					INT FINISH							
SHINGLES					PANEL	Aceda	✓					HEATING							
CONC BLOCK					KNOTTY PINE							PLUMBING							
FACE BRK ON					WALLBOARD							TOTAL	70613						
SOLID COM BRK					UNFIN							ADDITIONS & PCHS							
INSULATION					8 HEATING					M	O	1 48 (OP) SF + 910							
ATTIC ONLY					HOT AIR							2 40 (OP) SF + 730							
ROOFING					HOT WATER/VAPOR							3 120 (OP) SF + 420							
ASPH SHINGLES	✓				STEAM							4 300 15- SF + 450							
WOOD SHINGLES					AIR COND							5 SF							
METAL					PIPELESS FURN							6 SF							
ROLL ROOFING					FLOOR FURN							7 SF							
ROOF TYPE					AUTO OIL BURNER					✓		8 SF							
GABLE	✓				GAS							9 SF							
HIP					ELECTRIC							TOTAL 73123							
GAMBREL					NO HEATING							FACTOR 86							
4 LIGHTING					UNIT HTRS							FIN BSMT 2/3 7140							
NO ELEC												C 10- 70,025							
OUTLETS	✓											2026 + 690 + 4502 74,227							
WIRING												REPL VALUE 74,227							
5 FIREPLACES					9 PLUMBING					M	O	OCCUPANCY CONSTRUCTION SIZE AREA GRADE AGE REMOD COND REPL VAL PHYS DEP PHYS VAL OBSOL. SOUND VALUE							
# OF STACKS					BATHROOM							1 Garage 18Fr/s 16x20 320 C 12,800 20 10,240 10,240							
FIREPLACE STACK					TOILET ROOM							2 Shed 15Fr 12x16 192 16.50 2008 3,168 10 2,851 25 2,138							
FIREPLACE					WATER CLOSET							3 Shed 15Fr 10x20 200 16.50 2002 3,300 10 2,970 25 2,208							
HEARTH	Stone				LAVATORY							4							
NO OF ROOMS					STALL SHOWER							5							
BSMT	1ST				KITCHEN SINK					✓		6							
2ND	3RD				AUTO WATER HEATER							7							
INT LAYOUT					NO PLUMBING							8							

SKETCH											
SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED			
MO.	YR.	1. LAND 2. L & B 3. BLDG		PRICE		1. BUYER 2. SELLER		3. DECL. 4. AGENT		LISTED	
		1 2 3				1 2 3 4		1 2 3 4		MEAS	
		1 2 3				1 2 3 4		1 2 3 4		PRICED	
INTERIOR CONDITION COMPARED TO EXTERIOR				+		=		-		REV'D.	
OBSOLESCENCE FACTORS											
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED					
STYLE		COMM. LOCATION		ECONOMIC							
TOTAL VALUE BUILDINGS 73,988											