

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT								VACANCY		COMM. INFL.	
BASE								SEMI-IMP		OTHER	
FRONT ACRES								TOPOGRAPHY	25-	wet lot	
ACREAGE								ACCESS		9'	
TILLABLE								R/W		Remove 2026	
PASTURE								SIZE		lot has been	
WOODLAND								SHAPE		Filled	
WASTE								USE			
TOTAL								XF	5		
LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL		PAVED ROAD	
160 EF	285 AV	600 -	1.09	654 -	104640	-5	99408	ROUGH		GRAVEL ROAD	
							+3080	ROLLING		TOWN WATER	
							102408	SWAMPY		DRILLED WELL	✓
LOCATION 2620 + 65% AREA TRENDS - 25% 76806								HIGH		DUG WELL	
								LOW		TOWN SEWER	
G F P				IMPROVING	STATIC	DECLINED	126	730		SEPTIC	✓



CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				6 FLOORS						
CONCRETE				B	1	2	3	G	F	P
CONC BLOCK										
CONC SLAB										
BRICK OR STONE										
PIERS										
2 BASEMENT				7 INTERIOR FINISH						
FULL HR				B	1	2	3	G	F	P
1/4 1/2 3/4										
FIN BSMT AREA										
BSMT GAR										
FRAMING				ATTIC FLR & STAIRS						
FLR JOISTS										
X O/C										
BEAMS & COL										
STUDS										
3 WALLS				8 HEATING						
DOUBLE SIDING								M	O	
SINGLE SIDING										
SHINGLES										
CONC BLOCK										
FACE BRK ON										
SOLID COM BRK										
INSULATION										
ATTIC ONLY										
ROOFING				HOT WATER/VAPOR						
ASPH SHINGLES										
WOOD SHINGLES										
METAL										
ROLL ROOFING										
ROOF TYPE				AUTO OIL BURNER						
GABLE										
HIP										
GAMBREL										
4 LIGHTING				9 PLUMBING						
NO ELEC								M	O	
OUTLETS										
WIRING										
5 FIREPLACES				BATHROOM						
# OF STACKS										
FIREPLACE STACK										
FIREPLACE GAS										
HEARTH										
NO OF ROOMS				TOILET ROOM						
BSMT										
2ND										
INT LAYOUT										

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
2150 SF	114,106		
BSMT AREA - 3,000	- 6450		
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES GAS	2090		
FLOORS			
ATTIC Loft 500	7500		
INT FINISH			
HEATING			
PLUMBING	1800		
TOTAL	119,046		
ADDITIONS & PCHS			
1 OP 602 SF	9150		
2 SF			
3 SF			
4 SF			
5 SF			
6 SF			
7 SF			
8 SF			
9 SF			
TOTAL	128,196		
FACTOR 155	70,509		
FIN BSMT	198,704		
2016 X 1.7	139,693		
REPL VALUE	337,797		
OCCUPANCY	CONSTRUCTION	SIZE	AREA
1 Fam	1 SF + Loft 15	43x50	2150
OUT BLDGS.			
1 ATT FGR	1 SF / 15	35x39	1365
2 Shed	1 SF	12x16	192
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		1 2 3 4		MEAS	
		1 2 3				1 2 3 4		1 2 3 4		PRICED	
INTERIOR CONDITION COMPARED TO EXTERIOR				+		=		-		REV'D.	
OBOLESCENCE FACTORS											
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED		30			
STYLE		COMM. LOCATION		ECONOMIC							
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.
1 Fam	1 SF + Loft 15	43x50	2150	B+5	2024			337,797	2	331,041	-
OUT BLDGS.											
1 ATT FGR	1 SF / 15	35x39	1365	B+5	2024			69,820	2	68,423	-
2 Shed	1 SF	12x16	192	C	1650			3168	10	2851	10
3											
4											
5											
6											
7											
8											
TOTAL VALUE BUILDINGS											402,030

