

10/11/2012



CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				G	F	P	6 FLOORS				B	1	2	3	G	F	P
CONCRETE							CONCRETE										
CONC BLOCK							CONCRETE										
CONC SLAB							EARTH										
BRICK OR STONE							PINE										
PIERS							HARDWOOD										
2 BASEMENT							INLAID										
FULL HR							W/W CARPET										
1/4 1/2 3/4							CERAMIC										
FIN BSMT AREA							SINGLE										
BSMT GAR																	
FRAMING							ATTIC FLR & STAIRS										
FLR JOISTS																	
2x8 16 O/C							7 INTERIOR FINISH										
BEAMS & COL							B	1	2	3	G	F	P				
STUDS							PLASTER										
3 WALLS							DRYWALL										
DOUBLE SIDING							PANEL										
SINGLE SIDING							KNOTTY PINE										
SHINGLES							WALLBOARD										
CONC BLOCK							UNFIN										
FACE BRK ON							FINISH ATTIC AREA										
SOLID COM BRK																	
INSULATION							8 HEATING				M		O				
ATTIC ONLY							HOT AIR										
ROOFING							HOT WATER/VAPOR										
ASPH SHINGLES							STEAM										
WOOD SHINGLES							AIR COND										
METAL							PIPELESS FURN										
ROLL ROOFING							FLOOR FURN										
ROOF TYPE							AUTO OIL BURNER										
GABLE							GAS										
FLAT							ELECTRIC										
HIP							NO HEATING										
MANSARD																	
GAMBREL																	
4 LIGHTING							UNIT HTRS										
NO ELEC																	
OUTLETS							9 PLUMBING				M		O				
WIRING							BATHROOM										
5 FIREPLACES							TOILET ROOM										
# OF STACKS							WATER CLOSET										
FIREPLACE STACK							LAVATORY										
FIREPLACE							STALL SHOWER										
HEARTH							KITCHEN SINK										
NO OF ROOMS							AUTO WATER HEATER										
BSMT							NO PLUMBING										
1ST																	
2ND																	
3RD																	
INT LAYOUT																	

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
1320 SF	81988		
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING	1800		
PLUMBING			
TOTAL	83,788		
ADDITIONS & PCHS			
1 24 COP SF	+ 370		
2 37 COP SF	+ 1504		
3 120 CEP CF SF	+ 4700		
4 384 ADDN SF	17,220		
5 SF			
6 SF			
7 SF			
8 SF			
9 SF			
TOTAL	107,528		
FACTOR	-5		
FIN BSMT			
	142,008		
	2026 + 28% = 39,762		
REPL VALUE	181,770		
OCCUPANCY	CONSTRUCTION	SIZE	AREA
	15 FR / B	SK	1320
OUT BLDGS.			
1 Stable	15 FR / 15.115	12x34	408
2 Garage	15 FR / 15.115	28x32	896
3 Barn	15 FR / 15.115	28x32	896
4 Pork Barn	15 FR / 15.115	24x32	768
5 Canopy	OPEN FR	not measured	SV
6			
7			
8			

DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED	
MO.	YR.	1. LAND 2. L & B 3. BLDG				1. BUYER 2. SELLER		3. DECL. 4. AGENT	
		1	2	3		1	2	3	4
		1	2	3		1	2	3	4
INTERIOR CONDITION COMPARED TO EXTERIOR					+	=	-	REV'D.	
OBSOLESCENCE FACTORS									
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED			
STYLE		COMM. LOCATION		ECONOMIC					
REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE					
181,770	15	154,505	-	154,505					
3,754	40	2252	25	1689					
31,933	20	25,547		25,547					
10,304	30	7213	25	5,410					
10,598	5	10,068	25	7,551					
		SV		300					
TOTAL VALUE BUILDINGS									
195,002									

(4) - Metal on studs + 10 ft high

(3)

(2)