

Valuation Report

Neighborhood 5	11000 schedule					Sale Data
Zoning/Use	Residential-Farm					Sale Date 10/13/2005
Topography						Sale Price 131,000
Utilities	Drilled WellSeptic System					Sale Type Land & Buildings
Street	Paved					Financing Unknown
	1					Verified Public Record
						Validity Arms Length Sale
Reference 1						
Reference 2	B3536P177 B3711P041 B5170P135					
Tran/Land/Bldg	1 1 1					
FLOOD MAP &	8C	SHORELAND ZONE	0			
Exemption(s)	9 0 0	Land Schedule	5			

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	12,360.00	12,360	100%		12,360
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
1.45	Acres-Secondary 2	700.00	1,015	100%		1,015
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 3.45					Land Total	22,375

Dwelling Description				Replacement Cost New		
Contemporary	One Story	888 Sqft	Grade B 100	Base		100,678
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	658 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt		11,154
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	9					
Bedrooms	4	Add Fixtures	1			
Baths	3	Half Baths	0	Plumbing		8,190
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1996	0	Typical	Typical	Average				120,022
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %				Value(Rcnld)
None	None	82%	100%	100%				98,418

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2000	614	B 100	4,789	Avq.	82%	100%	100%	3,927
Two Story Frame	1996	416	B 110	70,109	Avq.	82%	100%	100%	57,489
Unfin Basement	1996	416	B 110	5,184	Avq.	82%	100%	100%	4,251
Wood Deck	2000	160	D 100	768	Avq.	82%	100%	100%	630
1,720 SFLA		Field1				Outbuilding Total			66,297

Acpt Land	22,400	Accepted Bldg	164,700	Total	187,100
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