

Valuation Report

Neighborhood 11		Sale Data
Zoning/Use Residential-Farm		Sale Date 11/29/2004
Topography Level		Sale Price 0
Utilities Drilled WellSeptic System		Sale Type
Street Paved		Financing
		Verified
		Validity

Reference 1		
Reference 2	B4706P76	
Tran/Land/Bldg	1 1 1	
FLOOD MAP &	1C	SHORELAND ZONE TP
Exemption(s)	9 0 0	Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	11,000.00	11,000	100%		11,000
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
9.00	Acres-Tillable 1	675.00	6,075	100%		6,075
4.64	Acres-Woodland	450.00	2,088	100%		2,088
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 23.64					Land Total	33,763

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,080 Sqft	Grade C 110	Base		125,737
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-10,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	0					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,970
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Modern	Modern	Average	Typical	118,015
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			100%		100%	100%
						118,015

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Fin Garage	2004	896	C 110	21,422	Avq.	87%	100%	100%	18,637
Unfinished Attic	2004	896	C 100	3,136	Avq.	87%	100%	100%	2,728
Concrete slab	2004	896	C 100	3,136	Avq.	87%	100%	100%	2,728
Frame Garage	2009	748	C 110	15,556	Avq.	89%	80%	100%	11,076
Concrete slab	2009	748	C 100	2,618	Avq.	89%	100%	100%	2,330
Wood Deck	2004	96	C 100	576	Avq.	87%	100%	100%	501
Wood Deck	2004	88	C 100	528	Avq.	87%	100%	100%	459
Wood Deck	2004	72	C 100	432	Avq.	87%	100%	100%	376
1,620 SFLA		Field1							
Outbuilding Total								38,835	

Acpt Land	33,800	Accepted Bldg	156,900	Total	190,700
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Account: 1193

Map/Lot:
 Location:

