

Valuation Report

Neighborhood 11		Sale Data
Zoning/Use Residential-Farm		Sale Date 01/15/2016
Topography Level		Sale Price 125,000
Utilities Drilled WellSeptic System		Sale Type Land & Buildings
Street Paved		Financing Conventional
		Verified Public Record
		Validity Split/Assemblage

Reference 1 B3326P121
 Reference 2 B3326P123 B3431P53
 Tran/Land/Bldg 1 1 1
 FLOOD MAP & 1C SHORELAND ZONE 0
 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
6.47	Acres-Secondary 2	700.00	4,529	100%		4,529
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Land Total						24,529

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,320 Sqft	Grade C 95	Base	95,980
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	256 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	5,228
Heating	100% Floor/Wall	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
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			
2000	0	Modern	Modern	Average	Typical	101,208			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	85,015				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2001	448	B 100	3,494	Avq.	85%	100%	100%	2,970
Frame Garage	2017	448	C 100	8,838	Avq-	88%	100%	100%	7,777
Concrete slab	2017	448	C 100	1,568	Avq-	88%	100%	100%	1,380
Wood Deck	2017	342	C 100	2,052	Avq-	88%	100%	100%	1,806
1,320 SFLA		Field1				Outbuilding Total			13,933
Acpt Land		24,500	Accepted Bldg		98,900	Total		123,400	

Account: 538

Map/Lot:
Location:

