

Valuation Report

Map/Lot:

008-037

Account: 651 Card: 1 of 1

Location:

747 STATE RD

Neighborhood 7 10000 schedule
Zoning/Use Residential-Farm
Topography
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/03/2004
Sale Price 35,000
Sale Type Land Only
Financing Seller Financed
Verified Public Record
Validity

Reference 1 B3959P40
Reference 2
Tran/Land/Bldg 1 0 0
FLOOD MAP & 6C SHORELAND ZONE 0
Exemption(s) 9 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	11,000.00	7,856	100%		7,856
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.51			Land Total			15,356

Dwelling Description

Replacement Cost New

Other	One Story	1,104 Sqft	Grade D 100	Base	71,391
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,949
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	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
1975	0	Typical	Typical	Fair	Typical	63,442
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	88%	100%	100%	55,829	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	80	D 100	384	Fair	88%	100%	100%	338
Frame Garage	1900	330	E 100	1,992	Poor	40%	100%	100%	797
Frame Garage	2018	672	C 100	12,798	Avq-	89%	100%	100%	11,390
Concrete slab	2018	896	C 100	3,136	Avq-	89%	100%	100%	2,791
1,104 SFLA		Field1				Outbuilding Total			15,316

Acpt Land

15,400

Accepted Bldg

71,100

Total

86,500

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