

Valuation Report

Neighborhood 10 19,000 schedule

Zoning/Use Lake-Residential
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/16/2015
Sale Price 280,000
Sale Type Land & Buildings
Financing Seller Financed
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 1 8 8
FLOOD MAP & 6A SHORELAND ZONE LR
Exemption(s) 9 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 X 414	\$/FF -Regular Lot	175.00	47,002	88%	Excess Frt	41,361
Total Acres 1.25				Land Total		41,361

Dwelling Description

Replacement Cost New

Log Home	One Story	768 Sqft	Grade C 105	Base	74,437
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,990
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,890
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
1960	0	Typical	Typical	Very Good	Typical	82,317
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	69,146	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2011	437	B 100	3,409	Ava.	91%	100%	100%	3,102
Wood Deck	2011	140	B 100	1,092	Ava.	91%	100%	100%	994
Frame Garage	2001	576	C 100	11,102	Ava.	85%	100%	100%	9,437
Encl Frame Porch	2011	54	B 100	4,373	Ava.	91%	100%	100%	3,979
Two Story Frame	2011	308	B 100	48,404	Ava.	91%	100%	100%	44,048
Frame Garage	2001	576	C 100	11,102	Ava.	85%	100%	100%	9,437
Patio	2012	384	A 100	1,969	Ava.	91%	100%	100%	1,792
Frame Shed	2000	336	C 100	5,376	Ava.	84%	100%	100%	4,516
Wood Deck	2011	54	B 100	421	Ava.	91%	100%	100%	383
1,384 SFLA		Field1							
Outbuilding Total									77,688

Acpt Land	41,400	Accepted Bldg	146,800	Total	188,200
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