

Valuation Report

Neighborhood 10 19,000 schedule

Zoning/Use Residential-Farm
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data	
Sale Date	02/13/2018
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	19,570.00	18,566	100%		18,566
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 0.90			Land Total			26,066

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,484 Sqft	Grade C 110	Base		120,985
Exterior	Composition	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	371 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt		6,444
Heating	100% Hot Water BB	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,980
Attic	None			Attic		0
FirePlaces	1			Fireplace		6,050
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1971	0	Typical	Typical	Good	83%	100%	100%	135,459	
Functional Obsolescence		Economic Obsolescence							
None		None			83%	100%	100%	112,431	
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1971	132	C 110	2,759	Good	83%	100%	100%	2,290
Patio	1990	451	C 100	1,578	Good	83%	100%	100%	1,310
Frame Shed	1971	80	C 100	1,280	Ava.	68%	100%	100%	870
Concrete slab	1971	80	C 100	280	Ava.	68%	100%	100%	190
1,484 SFLA		Field1				Outbuilding Total		4,660	
Acpt Land		26,100	Accepted Bldg		117,100	Total		143,200	



shed
80sf

