

Valuation Report

Map/Lot: 003-003-002

Account: 2166 Card: 1 of 1

Location: 478 HAYSTACK RD

Neighborhood 1 7000 Schedule

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

Sale Data
Sale Date 09/21/2012
Sale Price 80,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 B5103P162
Tran/Land/Bldg 2 0 0
FLOOD MAP & 0 SHORELAND ZONE 0
Exemption(s) 9 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	8,400.00	8,400	100%		8,400
0.28	Acres-Secondary 1	1,500.00	420	100%		420
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.28			Land Total			16,320

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,145 Sqft	Grade C 100	Base	103,461
Exterior	Wood Siding	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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
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			
1890	0	Typical	Typical	Average	Typical	103,461			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		50%	100% 100%	51,730			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1890	168	C 100	4,978	Avq.	50%	100%	100%	2,489
Encl Frame Porch	1890	68	C 100	3,179	Avq.	50%	100%	100%	1,590
One Story Frame	1890	12	C 100	2,659	Avq.	50%	100%	100%	1,330
Frame Garaqe	1890	1380	C 100	22,025	Avq.	50%	100%	100%	11,012
1,730 SFLA		Field1				Outbuilding Total			16,421
Acpt Land		16,300	Accepted Bldg		68,200	Total		84,500	

