

Valuation Report

Account: 2289 Card: 1 of 1

Location: 414 WADDELL RD

Neighborhood 1 7000 Schedule

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

Sale Data
Sale Date 12/07/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

1
Reference 1
Reference 2
Tran/Land/Bldg 2 1 36
FLOOD MAP & 0 SHORELAND ZONE 0
Exemption(s) 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
2.00	Acres-Tillable 1	695.00	1,390	100%		1,390
7.00	Acres-Tillable 2	695.00	4,865	100%		4,865
66.58	Acres-Woodland	450.00	29,961	100%		29,961
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 85.58						59,216

Dwelling Description				Replacement Cost New		
Conventional	One Story	952 Sqft	Grade C 100	Base		70,417
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-7,454
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		0
Rooms	0					
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		6,705
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	69,668
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		Location		82%	100% 75%	42,846

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Patio	1995	320	C 100	974	Ava.	82%	100%	75%	599
Open Frame Porch	1995	72	C 100	1,643	Ava.	82%	100%	75%	1,010
Wood Deck	1995	140	C 100	731	Ava.	82%	100%	75%	449
Open Frame Porch	1995	432	C 100	4,881	Ava.	82%	100%	75%	3,002
Finished Garage	2015	1920	C 110	38,315	Ava.	93%	90%	75%	24,052
Concrete Slab	2015	1920	C 100	5,846	Ava.	93%	100%	75%	4,078
Living Sp/Over	2018	1920	C 100	35,914	Ava.	94%	40%	75%	10,128
952 SFLA		Field1				Outbuilding Total			43,318

Acpt Land 59,200 **Accepted Bldg** 86,200 **Total** 145,400

