

**Valuation Report**

Account: 2444 Card: 1 of 1

Location: 4314 WEST CHAPMAN RD

Neighborhood 1 7000 Schedule

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

**Sale Data**  
Sale Date 07/24/2015  
Sale Price 10,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

1  
Reference 1  
Reference 2 B2671P48 B2960P141  
Tran/Land/Bldg 3 0 0  
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	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.00			Land Total			15,900

**Dwelling Description**

**Replacement Cost New**

Other	One Story	216 Sqft	Grade E 100	Base	16,301
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-994
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	.....	SFLA	216	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Obsolete	Obsolete	Fair	Typical	14,947
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Incomplete		None		40%	45%	100%
						2,690

**Acpt Land** 15,900 **Accepted Bldg** 2,700 **Total** 18,600



1SFr	2 16 sf
12'	18'
1SFr	2 16 sf
12'	

6'	14'	84 sf	shed
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