

Valuation Report

Account: 2465 Card: 1 of 1

Location: 884 GRENDALL RD

Neighborhood 1 7000 Schedule

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

Sale Data
Sale Date 08/05/2013
Sale Price 13,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 B4168P1
Tran/Land/Bldg 3 1 9
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
0.99	Acres-Secondary 1	1,500.00	1,485	100%		1,485
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.99			Land Total			17,385

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade D 100	Base	48,328
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,147
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	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			
1997	0	Typical	Typical	Average	Typical	44,181			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	37,554			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Titan M/H	1991	14X70	C 100	22,881	Good	50%	100%	100%	11,440
Encl Frame Porch	1991	70	D 90	2,661	Good	89%	100%	100%	2,368
Wood Deck	1991	88	D 90	381	Good	89%	100%	100%	339
Roof & Siding	1991	980	D 90	5,645	Avq-	68%	75%	100%	2,879
Wood Deck	2009	28	C 90	138	Avq-	83%	100%	100%	115
Frame Shed	2009	240	C 100	3,475	Avq.	91%	100%	100%	3,162
1,556 SFLA		Field1							20,303
Acpt Land		17,400	Accepted Bldg		57,900	Total			75,300

