

Valuation Report

Account: 999 Card: 1 of 1

Location: 1546 MAIN ST

Neighborhood 1 8,000 schedule

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

1

Sale Data
Sale Date 07/28/2010
Sale Price 85,000
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 & 8C 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
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	450 Sqft	Grade D 100	Base	55,671
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	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
0	0	Typical	Typical	Above Average	Typical	55,671
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	36,186	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	0	536	D 100	25,333	Avg+	65%	100%	100%	16,466
Frame Shed	1986	36	C 100	576	Avg.	76%	75%	100%	328
Wood Deck	2005	256	C 100	1,536	Avg.	87%	100%	100%	1,336
Frame Shed	2006	288	C 100	4,608	Avg.	88%	100%	100%	4,055
Wood Deck	2014	118	B 100	920	Avg.	92%	100%	100%	846
Frame Shed	2014	60	C 100	960	Avg.	92%	100%	100%	883
1,211 SFLA		Field1							
Outbuilding Total									23,914

Acpt Land 16,300 **Accepted Bldg** 60,100 **Total** 76,400

Account: 999

Map/Lot:
Location:

SHD

