

Calculated Acreage	1.49
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.49
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.49
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$22,000
91/92 Value	\$3,200
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$0
CAP 3 Value	\$3,200
Total Value	\$25,200

General Information

Occupancy	Single-Family
Description	Single-Family R
Story Height	1 1/2
Style	20 1 1/2 story older
Finished Area	2881 sqft
Make	

Floor Finish

☐ Earth	☒ Tile
☒ Slab	☒ Carpet
☒ Sub & Joint	☒ Unfinished
☐ Wood	☐ Other
☐ Parquet	

Wall Finish

☐ Plaster/Drywall	☒ Unfinished
☒ Paneling	☐ Other
☐ Fiberboard	

Roofing

☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	280	\$8,900

Plumbing

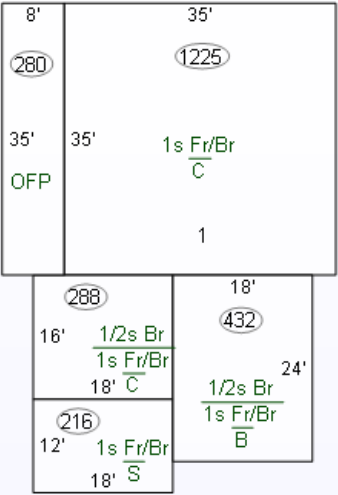
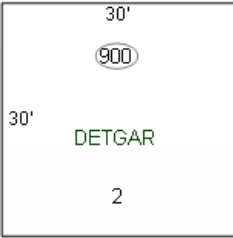
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	2161	2161	\$127,000	
2					
3					
4					
1/4					
1/2	7	720	720	\$24,600	
3/4					
Attic					
Bsmt		432	0	\$15,700	
Crawl		1513	0	\$6,600	
Slab		216	0	\$0	

Total Base \$173,900

Adjustments 1 Row Type Adj. x 1.00 \$173,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
No Heating (-)		\$0
A/C (+)	1:2161 1/2:720	\$5,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$1,700
Elevator (+)		\$0

Sub-Total, One Unit \$186,000

Sub-Total, 1 Units

Exterior Features (+)	\$8,900	\$194,900
Garages (+) 0 sqft	\$0	\$194,900
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	

Replacement Cost \$152,412

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R	100%	1 1/2	4/6 Masonry	D+1	1875	1950	71 A		0.92		3,313 sqft	\$152,412	50%	\$76,210	0%	100%	1.450 1.0000	\$110,500
2: Detached Garage	100%	1	Wood Frame	D	1950	1950	71 A	\$23.66	0.92	\$23.66	30'x30'	\$15,672	50%	\$7,840	0%	100%	1.450 1.0000	\$11,400

General Information

Occupancy

Barn, Bank & Flat (T2)

Description

Barn, Bank & Flat (T2)

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joint

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

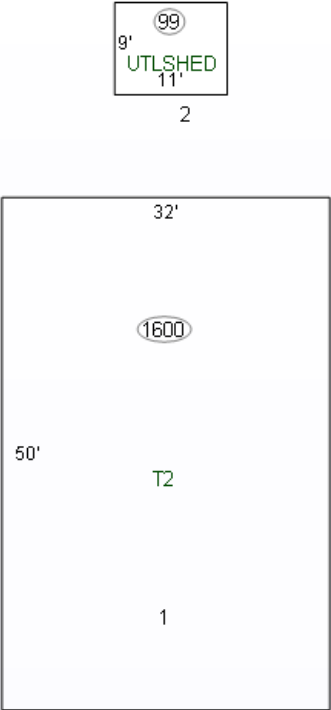
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Adjustments

Row Type

Adj.

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.92

Replacement Cost

\$42,547

Specialty Plumbing		
Description	Count	Value

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Barn, Bank & Flat (T2)	0%	2		D-1	1932	1932	89	A	\$48.88	0.92	\$41.29	-50' x -32' x 17'	\$42,547	65%	\$14,890	40%	100%	1.450	1.0000	\$13,000
2: Utility Shed R	0%	1	sv	E	1900	1900	121	P		0.92		9'x11'		80%		0%	100%	1.450	1.0000	\$100

