

Exterior Information

Type	OS - OLD STYLE		
Stry Hght	2 - Two Sty		
(Liv) Units	1	Tot	1
Found	C - CONCRETE		
Frame	W - Wood		
P. Wall	SP - STONE PANEL		
Sec Wall	WS - WOOD SHIN	15	
Roof Str	HP - HIP		
Roof Cvr	AS - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - AVERAGE		
Year Blt	1926	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / FI			
P. Int Wall	DW - DRYWALL		
Sec Int Wall			
Partition			
P. Floor	HW - HARDWOOD		
Sec Floor			
Bmt Floors	C - CONCRETE BMT		
Sub Floors			
Bmt Garage	0		
Electric	T - TYPICAL		
Insulation	T - TYPICAL		
Int Vs Ext			
Heat Fuel	G - GAS		
Heat	HW - HOT WATER		
# Heat Sys	1		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

[illegible]

Condo Information

General Information	
Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	2	Rtnq	
Add Full	0	Rtnq	
3/4 Bath	0	Rtnq	
Add. 3/4	0	Rtnq	
1/2 Bath	0	Rtnq	
Add. 1/2	0	Rtnq	
Other Fix	0	Rtnq	

Other Features

Kitchens	1	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV	30
Functional		
Economic		
Special		
Override		
Total		30%

Comparable Sales (7 of 15)

Rtng	Parcel ID	Type	Sale Date	Price
72	057-4-101-000	Default Mode	11/19/2020	415,000
71	044-3-136-000	Default Mode	09/03/2019	297,000
70	045-3-076-000	Default Mode	12/19/2019	500,000
70	057-4-111-000	Default Mode	03/23/2018	443,000
70	057-4-004-000	Default Mode	10/03/2019	350,000
70	053-3-006-000	Default Mode	06/25/2020	566,000
Avg Rtng	70.40	Ind Val		7,699,363

Comments

[illegible]

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
U	1	5	1
Bld Total	1	5	1
Prcd Total	1	5	1

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	64.05	Depr	112,507
Size Adj	1.24103	Depr'd Total	262,516
Con Adj	1.04917	Juris Ft.	1.0000
Adj Prc	\$83.40	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$10,000	Final Total	\$262,500
NBH Mod	1.0000	Override Val	
NBC Infl	2.3300	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$262,500
Adj Tot (RCN)	375,023	Total \$/SF	\$168.27
Depr %	30%	Undepr \$/SF	83.40000

Sub Areas (7 of 8)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Va
FFL	1ST FLOOR	816	816	816	816	83.40	68,054
SFL	2ND FLOOR	528	528	528	528	75.06	39,633
HST	HALF STORY	216	288	216	216	75.06	16,211
OPF	OPEN PORCH	120	120	0	0	40.98	4,918
GARD	GARAGE DET	200	200	0	0	29.19	5,838
BMT	BASEMENT	578	578	0	0	16.68	9,644
CRL	CRAWL SPACE	238	238	0	0	8.35	1,986
Building Totals		2,756	2,828	1,560	1,560		150,954
Parcel Totals		2,756	2,828	1,560	1,560		150,954

Sketch

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graph TD
    GARD["GARD  
(200)"] -- 10 --> EFP["EFP  
(60)"]
    GARD -- 22 --> SFL_Yr2007["SFL Yr=2007"]
    EFP -- 6 --> SFL_Yr2007
    SFL_Yr2007 -- 22 --> FFL_CRL["FFL  
CRL  
(154)"]
    SFL_Yr2007 -- 12 --> HST_Yr2007["HST Yr=2007"]
    FFL_CRL -- 7 --> HST_Yr2007
    HST_Yr2007 -- 12 --> FFL_BMT["FFL  
BMT  
(204)"]
    HST_Yr2007 -- 15 --> OFP["OFP  
(120)"]
    FFL_BMT -- 2 --> OFP
    OFP -- 2 --> TOTAL["1000"]
  
```

1000

20
GARD
(200)

6
EFP
(60)

22
SFL Yr=2007

22
FFL
CRL
(154)

12
HST Yr=2007

12
FFL
BMT
(204)

15
OFP
(120)

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image

