

2.

REPLACEMENT VALUE CALCULATIONS

DESCRIPTION	FIRST FLOOR	ADDITIONAL FLOORS
PERIMETER	80	
AREA	384	
STORY HEIGHT		
CUBE		
BASE RATE	AREA	CUBE
	311	

UNIT ADDITIONS OR DEDUCTIONS FROM BASE RATE

Foundation (1st floor)	-0.07				
Roof	1.070				
Interior walls	-0.65				
Exterior walls	-1.26				
Windows	-0.49				
Doors	-0.53				
Stairs	-1.27				
Roof	-1.297				
Roof	-1.354				
Roof	4.346				
Adjusted Base Rate	4.508	1.856			
Rate X Area or Cube	5.57	7.63			
X Quality Factor	4.748				
X Condition Factor	4.94				

LUMP SUM ADDITIONS OR DEDUCTIONS

1st floor	+73				
2nd floor	-57				
3rd floor	+311				
4th floor	+599				
5th floor	+92				
TOTAL EACH FLOOR	557				
TOTAL REPLACEMENT COST	557	744	786		

ADDITIONS AND BETTERMENTS

DESCRIPTION	YEAR CONSTRUCTED	AGE	TOTAL COST	% OF TOTAL COST	AGE X
1st floor	1961	44	188	23.9	956
2nd floor	1964	41	41	5.2	1052
TOTAL IMPROVEMENTS	-4		229		
ORIGINAL CONSTR.	1960	45	749	3.545	

AVERAGE AGE: ORIGINAL PLUS IMPROVEMENTS

SERVICE LIFE 42 YRS. DEPRECIATION FACTOR 96.6

CONDITION AND QUALITY OF BUILDING

USUAL PROPORTION OF COST			CONDITION		QUALITY	
DESCRIPTION	RES.	NON RES.	% GOOD	% PROP.	% AVER.	% PROP.
FOUNDATION	0.13	0.11				
STRUCTURAL FRAME	0.25	0.32				
FINISH	0.21	0.17				
ROOF	0.05	0.04				
PLUMBING	0.10	0.05				
HEATING	0.07	0.07				
ELECTRICAL	0.05	0.07				
MILLWORK & MISC.	0.14	0.17				

CONDITION AND QUALITY FACTORS

REPLACEMENT COST	744	557
DEPRECIATION FACTOR	96.6	96.6
PRESENT VALUE	694	538
OTHER STRUCTURES		
TOTAL		

COMPUTER J.C. Co. DATE 6-11-61 CLASS 2.2

83.8
83.8
786
838
659

RESIDENTIAL APPRAISAL SUMMARY

CLASS R1- <u>3</u> <i>check</i> R2- <u>2</u>	INCOME APPROACH: Est. Rent X GRM \$ _____ X _____ = \$ _____
STORIES <u>1 1/2</u> 2 2 1/2 SL SE	MARKET APPROACH: Comps: _____ \$ _____ = \$ _____
BUILT <u>1960</u>	
REMODELED <u>19</u>	
Interior Inspected: YES <u>GO</u> OWNER TENANT OTHER:	
Date Inspected: <u>6-12-79</u> BY <u>HA</u>	Computed: <u>7-23-79</u> BY <u>DM</u>

Square Feet		ADJUSTMENTS (+) (-)	
Bsmc	1st 2nd	Square Feet	Lump Sums
<u>384</u>		<u>15.20</u>	

FOUNDATION	Comp Blk Rock Mstry Flrs Wood	✓
ROOF	SHGS Comp Wd Ash SHKS Lt Hvy Builtup - Grvl Meta Tile Comp. Roll	✓

EXTERIOR WALL	Sgl SDG: Wood Masonite BSB <u>1 1/2</u> Plywd Alum Ash Comp. DBL BRICK: Veneer Solid BLOCK STUCCO SHKS	
FIRST FLOOR	SHD HWD <u>2 1/2</u> Tile Lino Carpet Conc/Wd Cover CR DR KIT UTIL HALL BATH BR DEN FAM	✓
ELECTRICAL Class	<u>210</u> <u>220</u> Intercom VacSys (Inlets) Fixtures: P <u>2</u> E	✓
HEATING COOLING Class	FUEL: Electric Gas Oil Wood Coal Other: TYPE: FA Grav. FLR HL BB HWB HtPump CtgCable AirCond.: Ton Central Wall	✓
PARTITIONS	WLS: DW Plas Comp <u>Wood</u> Plywd Paneling Wallpaper TRIM: P <u>2</u> E	✓
PLUMBING Class	LAV TUB ENC Shower Sink Hookups Laundry Tray WC W/S / WH T H FG Sgl Dbl W D Sgl Dbl	✓
INTERIOR CONSTRUCTION Class	BUILTINS: <u>SWD</u> HWD MFL TOP: <u>Formica</u> Lino Certile APPL: Gas <u>Elect</u> Oven Range Surf Dropan ExPan P/H Gd DW TC Infra-Red HtLap (1 2 3 F)	✓
FIREPLACE Class	SGL DBL BRD STKD EXT. CHIM. FIN: 1 sty 2 sty Clghl Htlttr Mantle <u>Recessed</u> <u>Prestandings</u> New Brick Used Brick Nat. Stone	✓
BASEMENT	X or WLS: Conc Blk Rock Dirt FLR: Conc Wd Dirt FIN X or WLS: Plas Fur'd DW Comp Plywd Pnl WF CLG: DW Plas Comp AccTile Plywd Wd FLR: Tile Lino Carpet Cork BR BATH FAM IDRY DEN GARAGE AREA sf FIN sf HEAT sf Comp. LowCost	✓
UPPER STORY	X or FirstSrs FIN X or WLS: DW Plas Comp WP Pnl FLR: Fwd Hwd BR BATH FAM DEN KIT LV Tile Lino Carpet AREA sf FIN sf HEAT sf Comp. LowCost	✓

RATINGS:	Phys Cond <u>P 2 1/2</u> E	Func Utility <u>P 2 1/2</u> E	Appearance <u>P 2 1/2</u> E	Nbrhd <u>P 2 1/2</u> E
CARPORT/GARAGE Class	Pdtn	Floor	Roof	Walls
Year Built				
Att Det				
Total Lump Sums = \$ <u>115</u>				
384 sf X \$ 15.20 = \$ <u>5831</u>				
DWELLING COST NEW = \$ <u>5722</u>				
TOTAL DWELLING & GAR/CPT = \$ <u>5722</u>				
1979 LCM 1.1 X TOTAL DWELLING & GAR/CPT = \$ <u>6394</u>				
Depreciation: Physical, Functional, & Economic = <u>19</u> %				
Net Condition: 100% less Depreciation = <u>81</u> % Good				
Depreciated Replacement Cost = \$ <u>5198</u>				
Contributory Value = \$ <u>661</u>				
Contributory Value = \$ <u>425</u>				
Depreciated Improvement Value = \$ <u>6235</u>				
Land Value = \$ <u>5514</u>				
TOTAL BY COST APPROACH = \$ <u>61,375</u>				

ORCHES - DECKS: 6' x 10' x 102' x 14' x 25' x 81' = 661

AND IMPROVEMENTS:

OTHER IMPROV.: (See Inserts) 25' x 10' x 14'

REMARKS: 10' x 10' x 10' x 10' x 10' x 10'

Total Cost New of Dwelling: \$ 61,39 per