

W.R. SCHULTZ

RTI

Worley Id

E 1/2-SE 1/4

49-1602-1

11-47-50

RESIDENTIAL
BUILDING
APPRAISAL
RECORD

Acct. #

Map #

Photo #

	CLASS	APPROAISED VALUE SUMMARY	
	R1- <u>3</u>	DWELLING - Depr Repl Cost	\$ <u>2114</u>
	R2-	GARAGE - Depr Repl Cost	
	CURVE <u>A B C D</u>	OTHER IMPROVEMENTS D.R.C.	
	STORIES	TOTAL DEPR. REPL COST VALUE BY MGRM	
		CORRELATED VALUE	\$ <u>2100</u>
1. <u>1 1/2</u> 2 <u>2 1/2</u> SL		Land value ff	\$
Built <u>1910</u>		Cost \$	Mo Rent \$
Remodeled 19		\$	Sold 19
Listed to \$		Offrd \$	
Int Inspected <u>Yes</u> No <u>Owner</u> Tenant Other			
Appraised <u>10/30/72</u> By <u>WJ</u> Computed <u>4-16-73</u> By <u>DE</u>			
Appraised By Computed By			
Square Feet		Sq Ft Items	Lump Sums
Bsmt	1st	2nd	Base
<u>787</u>	<u>110</u>		Cost <u>8.05</u>
FOUNDATION		Conc Blk Rock	
		Mrsy Piers Wd	
ROOF		Gab Low Avg <u>Steep</u>	
		<u>SHGS</u> Comp <u>Wd</u> Al	
		Asb Slate SHKS	
		Lt. Hvy Bltup w/Gr	
		Flat RRfg Al CGI Mrsy Tile	

EXTERIOR WALL	<u>Dbl</u> Sgl	SDG SHGS	<u>Level</u> Asb	Drop Comp	B&B <u>Wd</u>	Vert BRK	Horiz Ven	HdBd Solid	PlyWd	AL	SHKS	
FIRST FLOOR	<u>Dbl</u> Sgl	<u>SWd</u>	HWd	<u>Util</u>	Hall	<u>Bath</u>	<u>CR</u>	Carpet	Den	Conc w/ATile		
ELECTRICAL	CL	<u>110</u>	<u>220</u>	LowVolt	Intercom	Vac System						<u>438</u>
HEATING and COOLING	CL	Fao HWir	Fag Conv	Fao Rad	Gas	Oil	<u>IdFuel</u>	Stkr	Fa	Gravity	Flr WI	
INTERIOR & PARTITIONS		<u>SWd</u>	Plas	Comp	Sld&Pa	T&G	PlyWd					
PLUMBING	CL	<u>1</u>	Lay WC	<u>123</u>	<u>1/2</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
OTHER INTERIOR CONSTRUCTION		<u>BLTINS</u>	SWd	HWd	<u>WH</u>	TOP	Plc	<u>1</u>	CerTile	Dropin		<u>489</u>
FIREPLACE	CL	Ext	Int	1Sty	2Sty	Sgl	Bkd	Stkd	ClgHi			
BASEMENT	CL	x	or	%	WLS	Conc	Blk	Rock	Dirt	DaLt	FLR	Conc
Full <u>None</u> % Heated		FIN	Plas	Comp	AcouTile	PlyWd	Wd	FLR	Area	sf	Fin	sf
ATTIC or UPPER STORIES	CL	x	or	%	WLS	Plas	Fur'd	DW	Comp	PlyWd	Wd	CLG
% Heated		Sld&Pa	FLR	Dbl	Sgl	<u>SWd</u>	HWd	<u>12</u>	x	or	%	<u>50</u>
		Bath	Den									<u>4134</u>

Ratings	Phys Cond	F A G	Func Utility	F A G	Appearance	Res	F A G	Nbrhd	F A G	Totals	+
Remarks	SUMMARY OF DWELLING COMPUTATION										
	Dwelling	sf x	R2 units		<u>287</u> sf x \$	<u>939</u> psf	=	\$	<u>8329</u>		
						Net Lump Sum Adjustment	\$	<u>127</u>			
						Total Base Cost	\$	<u>8456</u>			
	19	LCM	% x Qual Adjustment	%	=	% Modifier	x	Base	=	\$	
						Depreciation: Physical, Functional and Economic	=	Percent Good	<u>25</u> %		
						Depreciated Replacement Cost (transfer to Value Summary)	\$	<u>2114</u>			

2100

Parcel No. (49-1602-1)
47N05W-11-9100
Year of Valuation 1983
1989

- SITE DATA

LAND USE D-AG ZONING MULTI-USE
Size _____ Area: 80ac
FF _____ ON _____
Calculated by: GEO. DESC.
Date 11/16/88 Initials SW

Location	PAGE
Amenities	PAGE
Landscaping	PAGE

NEIGHBORHOOD	
Improving	
Static	
Declining	
Blighted Area	
Rural	☒

STREET OR ROAD	
Paved	
Gravel	☒
Dirt	
Sidewalks	
Curb & Gutter	
Driveway	

TOPOGRAPHY	
Level	
Sloping	☒
Above Grade	
Below Grade	
Rolling	
Hilly	
Waterfront	

UTILITIES	
Water -	System <u>Well</u>
Gas -	Natural <u>Liquefied</u>
Elec. -	<u>Overhead</u> <u>Underground</u>
Sewer -	System <u>Septic</u> Storm

INFLUENCES	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Phy. Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other:		
TOTAL		
NET (+) (-)		

Land Category	Productivity	Acres/Lots	Unit Value	Net Value
~~12~~	~~RSITE~~	~~1.000~~	~~6750/acre~~	~~6750~~
~~12~~	~~PSITE~~	~~1.000~~	~~4750/acre~~	~~4750~~
~~03~~	~~FSNE~~	~~75.873~~	~~600/AC~~	~~45,524~~
~~A3~~	~~exemption~~	~~45.844 + (75.873 x .510) =~~		~~-6802~~
~~19~~	~~PROW~~	~~2.427ac~~		
		76.839		
* 03	FSNE	75.839	425	32,236
10	RSITE	1.000	12000 SITE	12,000
19	PROW	3.161		

UNIT PRICE	
BASIC LAND VALUE	
(+) (-) FACTORS	

30,000 site
1,000/AC 2-97

Remarks: SCALED 2642'X40' (278'X461') & 1280'X25'
* 11 JUL 89 REVAL M.V. 75,839 AC @ 650 = 49,295

SCHULTZ PIN 47N05W-11-9100

