

J. Richard Olesberg
621 N. 20th St.
City

31-322

The Finney Tracts

Lot 6

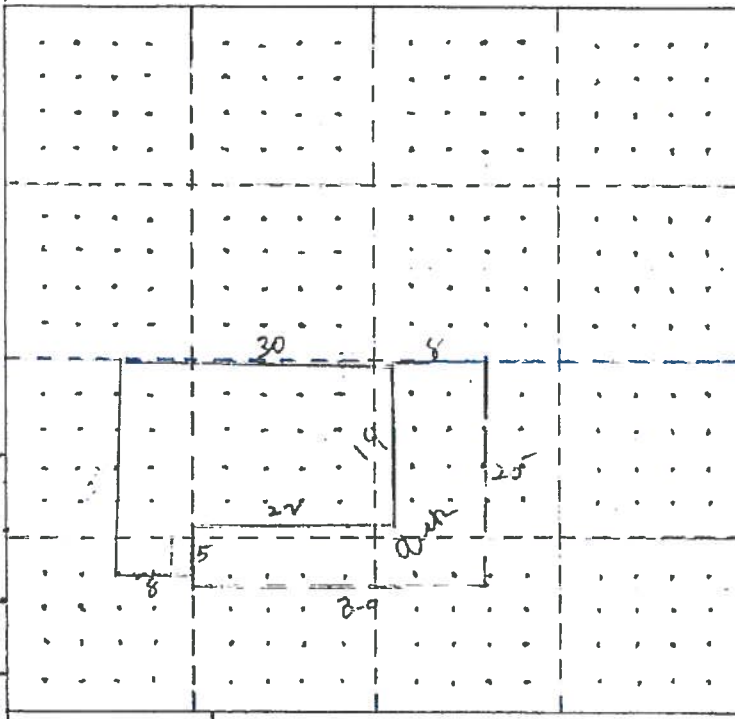
6

C Curve 15.75
A Curve 9.70

$6.05 \times 610 \div 375 = 9.84$
Adj. Base Rate: 19.54

RESIDENTIAL
BUILDING
APPRAISAL
RECORD

Acct. # _____ Map # _____ Photo # _____



CLASS		APPRaised VALUE SUMMARY			
R1-7	DWELLING	-	Depr Repl Cost	\$ 8385	
R2-	GARAGE	-	Depr Repl Cost	\$ 65	
CURVE	OTHER IMPROVEMENTS D.R.C.			\$ 65	
A B C D	TOTAL DEPR. REPL COST			\$ 8455	
STORIES	VALUE BY MGRM			\$ 8455	
CORRELATED VALUE				\$ 8455	
1 1 1/2 2 2 1/2 SL	Land value ff.			\$ 8455	
Built 19 60	Cost \$		Mo Rent	\$	
Remodeled 19	\$		Sold 19	\$	
Listed	to	\$	Offrd	\$	
Int Inspected	Yes	No	Owner	Tenant	Other
Appraised	By	Computed	11-27-72	By	OF
Appraised	By	Computed		By	
Square Feet		Sq Ft Items		Lump Sums	
Basmt	1st	2nd	Base	+	-
375	610	154	Cost	19.54	
FOUNDATION		Conc	Blk	Rock	
		Mstry	Piers	Wd	
					- .23
ROOF		Low	Avg	Sleep	
		SHGS	Comp	Wd	Al
		Asb	Slate	SHKS	
		Lt.	Hvy	Blupr w/Gr	
		RRtg	Al	CGI	Mstry Tile
		Flat			

EXTERIOR WALL	SDG SHGS	Bevel Asb	Drop Comp	B&B Wd	Vert BRK	Horiz Ven	HdBd Solid	PlyWd BLK	AL Pt	SHKS Stucco		
FIRST FLOOR	1st	SWd	HWd	PlyWd	Tile	Lino	Carpet	Conc w/ATile				
ELECTRICAL	CL	110	220	LowVolt	Intercom	Vac System						+38
HEATING and COOLING	CL	Fao HW/r	Fag Conv	Fae Red	Gas HiPump	Oil Chim only	4dFuel	Stkr	Fa ACondng	Gravity Elec	Fir WI	WIFurn
INTERIOR & PARTITIONS	DW	Plas	Comp	Sld&Pa	T&G	PlyWd						
PLUMBING	CL	Lav WC	Tub w/S	Enc WH	SSK	Shower	Dr LF	Laundry Tray	Porc			-130
OTHER INTERIOR CONSTRUCTION	CL	BLTINS	SWd	HWd	Mtl	TOP	PR	Lino	CerTile			-584. (R1-3)
FIREPLACE	CL	Ext	Int	1Sty	2Sty	Sgl	Bkd	Sikd	Clgh			+406. (R1-7)
BASEMENT	CL	37	11	or	%	WLS	4d	Conc	Blk	Rock	Dirt	DaLi
Full None	CL	FIN	Plas	Comp	AcouTile	PlyWd	HWd	FLR	Tile	Lino	Cork	Carpet
ATTIC or UPPER STORIES	CL	22	7	or	%	Fk&Stairs	FIN	or	%	DW	Plas	Comp
SPECIAL	x	Red Room	Chld	Buter								+ .77

Ratings	Phys Cond	F A G	Func Utility	F A G	Appearance	Res F A G	Nbrhd F A G	Totals	+	-		
SUMMARY OF DWELLING COMPUTATION												
Dwelling								375	sf x \$	22.08	psf = \$ 7530.	
19								LCM	% x Qual Adjustment	154	% Modifier	Base = \$
Depreciation: Physical, Functional and Economic											Percent Good	90%
Depreciated Replacement Cost (transfer to Value Summary)												\$ 6534

SCANNED

MAY 13 2010

44. 6400

Year of Valuation 1990

SITE DATA

LAND USE

Size

SAR

ZONING

Area: ~~7927~~ 4154

*FF ~~95'~~ 95' ON LAKE CDA

Calculated by: TRAVERSE/Scalco

Date 7-20-89 Initials Folsom

11-6-89

Initials Folsom

Folsom

* 100' PLATTED F.F.

Location	PAGE
Amenities	PAGE
Landscaping	PAGE

NEIGHBORHOOD	
Improving	
Static	
Declining	
Blighted Area	
Rural	✓

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

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

TOPOGRAPHY	
Level	
Sloping	☒
Above Grade	
Below Grade	
Rolling	
Hilly	
Waterfront	☒

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

[illegible]

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

6015

Remarks: Acteage includes AREA BETWEEN LAKE SHORE AND lot lines Per INFORMATION that LAKE SHORE WAS AT summer time Storage level (2122) W.W.P. During time PLAT WAS Being surveyed.
7 Oct 89 REVTL-BOOK 29, V.L. 15. Applied +10% Superior Beach and CR

CONFIDENTIAL

MAR 13 2014