

Parcel Number	AIN	Situs Address
48N02W285550	141992	13273 S RUDDY DUCK RD, MEDIMONT

Owner Information

Owner Name	MACFARLANE MARK P
Owner Address	8112 S HILBY RD SPOKANE WA 99223
Transfer Date	01/01/2007
Document #	
Deed Book/Page	

Location / Description

Tax Authority Group	241000	Current Legal Desc.	TAX #2024 S OF BLK E IN MEDIMONT 28 48N 02W
Situs Address	13273 S RUDDY DUCK RD, MEDIMONT		
Acreage	.3580		

Parcel Type

Property Class Code	534- Imp res rural tract
Neighborhood Code	6055 KILLARNEY TO SWAN LAKE

Assessment Information

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 11 Older convent 1 1/4 story
Occupancy: Single family
Story Height: 1.5+1
Attic: None
Basement: 1/4

ROOFING
Material: Comp sh to 235#
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-9/12

FLOORING
Slab
Sub & Joists 1.0, 1.75, 2.0
Unfinished 1.0, 1.75, 2.0

EXTERIOR COVER
Wood siding-better 1.0, 1.75, 2.0

INTERIOR FINISH
Plaster or Dry Wall 1.0, 1.75, 2.0

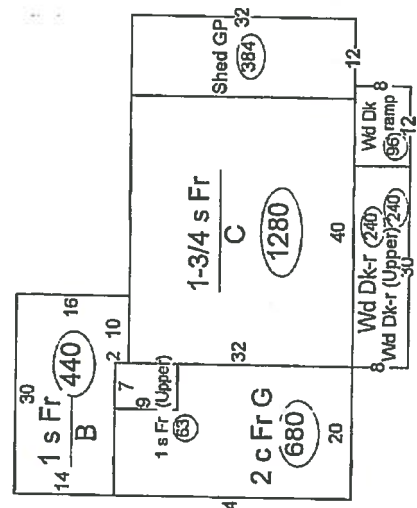
ACCOMMODATIONS
Finished Rooms 5
Bedrooms 3

HEATING AND AIR CONDITIONING
Primary Heat: Electric Baseboard
Full Part

PLUMBING
B 1 Upper Upper

Full Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION
Amount Date



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame w/sh	1720	1.0	1720	61140
1 Wood frame w/sh	1280	1.75	1024	13220
1 Wood frame w/sh	63	2.0	63	2510

TOTAL BASE	82790
Row Type Adjustment	1.00%
SUB-TOTAL	82790
0 Interior Finish	13740
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace	0
Roasting	7290
Air Condition	0
Frame/Siding/Roof	3360
Plumbing Fixtures:	1790
Other Features	1640

Exterior Features	Value
WDDK-R	1870
WDDK-R/	2500
WDDK	960
0 Integral	0
0 Att Garage	0
0 Att Carports	0
0 Bmt Garage	0
Ext Features	5330
SUB-TOTAL	115940
Quality Class/Grade	Fair

SPECIAL FEATURES

Description	Value
D :BASIC	1640
G01: Remod 1998	0
01 :NOFLOOR	0

SUMMARY OF IMPROVEMENTS

ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Const	Year Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Depr	RDF	Comp	Value
D	DWELL	0.00	Fair		1912	1945	F	0.00	Y	0.00	0	115940	75	0	0	100	28990
G01	ATTGAR	0.00	1	Fair	1935	1985	AV	13.23	N	14.29	20X 34	9710	12	0	100	100	8540
01	SHEDGP	10.00	1	Low	1912	1958	AV	11.79	Y	7.66	12X 32	2940	55	0	100	100	1320

Data Collector/Date
REM 05/06/99

Appraiser/Date
REM 06/03/99

Neighborhood
Neigh 6055 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

38850