

A V A N T C O M P R O P E R T Y A P P R A I S A L S Y S T E M
 DATE 01/21/97 RESIDENTIAL APPRAISAL REPORT PAGE 4
 TIME 08:55:19 RCB311

48N01W065000 SHEET 001 OF 001 USE CODE 3417 INSPECTED N

RESIDENCE

CLASS 3	YEAR BUILT 1910	CONFORMING	Y	MARKET	GRADE 2	STORIES 15	AGE
ROOMS:	LR K DR REC	BED	BATH	OTH	UT	FPLC	SQ FT
1ST FLOOR	1 1	2	1.00	1			1096
2ND FLOOR							30.15
BASEMENT							
ATTIC		1					140
COMPONENTS							
							2791
							4949
EXTENSION	40784	LCM 1.60	QUAL 1.00	MRKT 0.50	%COMP	TOT	32627

*** NO GARAGE/CARPORT #1 ***

*** NO GARAGE/CARPORT #2 ***

OI BASE COST TOTAL 1400

		SUMMARY			
SHT#	HOUSE	GARAGE/CARPORT	GARAGE/CARPORT	OTHER IMPRVMT	TOTALS
001	32627	0	0	1400	34027
S H E E T T O T A L ***					34027

Parcel No. 48001W-06-50

SITE DATA

LAND USE

ZONING

8642 AC 209 AC

7.972 AC

Size

Area:

9.209 AC

Year of Valuation 1990 1995

FF _____ ON _____

Calculated by: TRAV. / MLXW - SCALED

Date

6/19/89

Initials

S.W.5/19/94J.J.8-10-94V.C.

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

Land Category	Productivity	(Acres/Lots)	Unit Value	Net Value
		<u>6.667</u>		
12	Rsite	<u>1.0</u>	<u>9500/site</u>	<u>9500</u>
12	RURAL	<u>5.667</u>	<u>1100/ACRE</u>	<u>6234</u>
		<u>5.438</u>		
12	RSITE	<u>1.000</u>		<u>9500</u>
12	RLAND	<u>4.438</u>	<u>1100/ACRE</u>	<u>4873</u>
12		<u>5.100</u>	<u>1100</u>	<u>5610</u>
		<u>6.067 AC</u>		
		<u>6.100 AC</u>		
REM 1-97 12	RSITE	<u>1.000</u>	<u>25,000</u>	<u>25,000</u>
12		<u>5.100</u>	<u>900</u>	<u>4,590</u>
19	Waste	<u>2.542</u>	<u>-0-</u>	<u>-0-</u>
19	PROW	<u>2.542</u>		

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

6010
1-97

Remarks: SCALED 575' X 50' FOR ROAD & 950' X 80' & 50' X 120' FOR HWY
See Book # 28, Region C, Legend 1, Impr.