

Frank Nelson

#A-41-4451
28-52-5W

RESIDENTIAL
BUILDING
APPRAISAL
RECORD

Acct. # _____ Map # _____ Photo # _____

CLASS		APPROXIMATE VALUE SUMMARY		CORRELATED VALUE	
R1-5	DWELLING	-	Depr Repl Cost	\$	
R2-	GARAGE	-	Depr Repl Cost	\$	
CURVE A/B/C/D	OTHER IMPROVEMENTS D.R.C.			\$	
STORIES	TOTAL DEPR. REPL COST VALUE BY MGRM			\$	
1 1 1/2 2 2 1/2 SL	Land value ff.			\$	
Built 1931	Cost \$	1231	Mo Rent	\$	
Remodeled 19	\$		Sold 19	\$	
Listed	to	\$	Offrd	\$	
Int Inspected	Yes	No	Owner	Tenant	Other
Appraised 11-2-71	By	JK	Computed	By	
Appraised	By		Computed 11-18-71	By	JK
Square Foot		Sq Ft Items		Lump	
Bsmr	1st	2nd	Base	+	-
1008	1008	672	Cost	12.24	
FOUNDATION		Conc Blk Rock Masonry Piers Wd			
ROOF		Gob Low Avg Steep SHGS Comp Wd Al Asb Slate SHKS Lt. Hvy Bltup w/Gr Flat RRfg Al CGI Masonry Tile			
EXTERIOR WALL	Dbl Sgl	SDG SHGS	Bevel Asb	Drop Comp	B&B Wd
FIRST FLOOR	Dbl Sgl	LR	DR	HWd Kit	PlyWd Hall Bath
ELECTRICAL	CL	110	220	Low Volt	Intercom
HEATING and COOLING	CL	Fao HWtr BB	Fag Conv	Fae Rad	Gas Oil 4dFuel Stkr
INTERIOR & PARTITIONS	CL	DW Trim	Pias SWd	Comp HWd	Sid&Pa Paneling
PLUMBING	CL	Lav WC	Tub w/S	30	Enc WH
OTHER INTERIOR CONSTRUCTION	CL	BLTINS APP	SWd	HWd	Mtl TOP
FIREPLACE	CL	Ext	Int	25ty	15ty
BASEMENT	CL	28 x 36	or 100%	WLS Conc	Blk Rock
ATTIC or UPPER STORIES	CL	24 x 24	or 100%	FIN 24 x 24	or 100%
SPECIAL					
Ratings Phys Cond F A G Func Utility F A G Res F A G Nbrhd F A G Totals					
SUMMARY OF DWELLING COMPUTATION					
Dwelling _____ sf x _____ R2 units = _____ 1008 sf x \$ 14.64 psf = \$ 14,752					
Net Lump Sum Adjustment \$ 1,112					
Total Base Cost \$ 16,199					
19. LCM _____ % x Qual Adjustment _____ % = 1.54 % Modifier					
Depreciation: Physical, Functional and Economic 24.946					
Depreciated Replacement Cost (transfer to Value Summary) \$ 12,240					

Parcel No. 52N05W-28-1570

SITE DATA

LAND USE _____

Size 1 REG.

ZONING _____

Area: 200Year of Valuation 19971998

FF _____ ON _____

Calculated by: TROY, PC.Date 3-6-97 Initials J.D.

Location	PAGE
Amenities	PAGE
Landscaping	PAGE

TOPOGRAPHY	
Level	
Sloping	
Above Grade	
Below Grade	
Rolling	
Hilly	
Waterfront	

NEIGHBORHOOD	
Improving	
Static	
Declining	
Blighted Area	
Rural	

STREET OR ROAD	
Paved	
Gravel	
Dirt	
Sidewalks	
Curb & Gutter	
Driveway	

UTILITIES			
Water -	System	Well	
Gas -	Natural	Liquified	
Elec. -	Overhead	Underground	
Sewer -	System	Septic	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
1997	05. GF	28.000 / AC	1750 / AC	49 000
	06 T-1	40.000 / AC	1750 / AC	70 000
	06 T-2	125.70 AC	1750 / AC	220 000
	10 R-SITE	1.000 AC	SITE	20 000
	10 M-SITE	1.000 /	SITE	20 000
	19 WASTE	4.400 AC		0
1998	12	8.000 AC	3850 / AC	30 800
	12 R-SITE	1.000 AC		20 000
	12 M-SITE	1.000 AC		20 000

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

GEO 2001 LEGEND "C"

Remarks: