

Parcel No. 0-4800-000-002-0 Code Area 100939

Van Home 1-509-448-6519.

Name/Address _____

IDAHO RESIDENTIAL PROPERTY RECORD

Sheet No. ____ of ____

Legal Description _____

Property Address _____

MISCELLANEOUS DATA
 Class 3
 Use Code 3711
 Units 1
 Market Grade 3+
 Year Built 1967
 Year Remodeled _____
 Effective Age 26
 Effective Year 1996
 Shape Code A
 Date Occupied _____

YES	NO
☐	☐
☐	☐
☐	☐

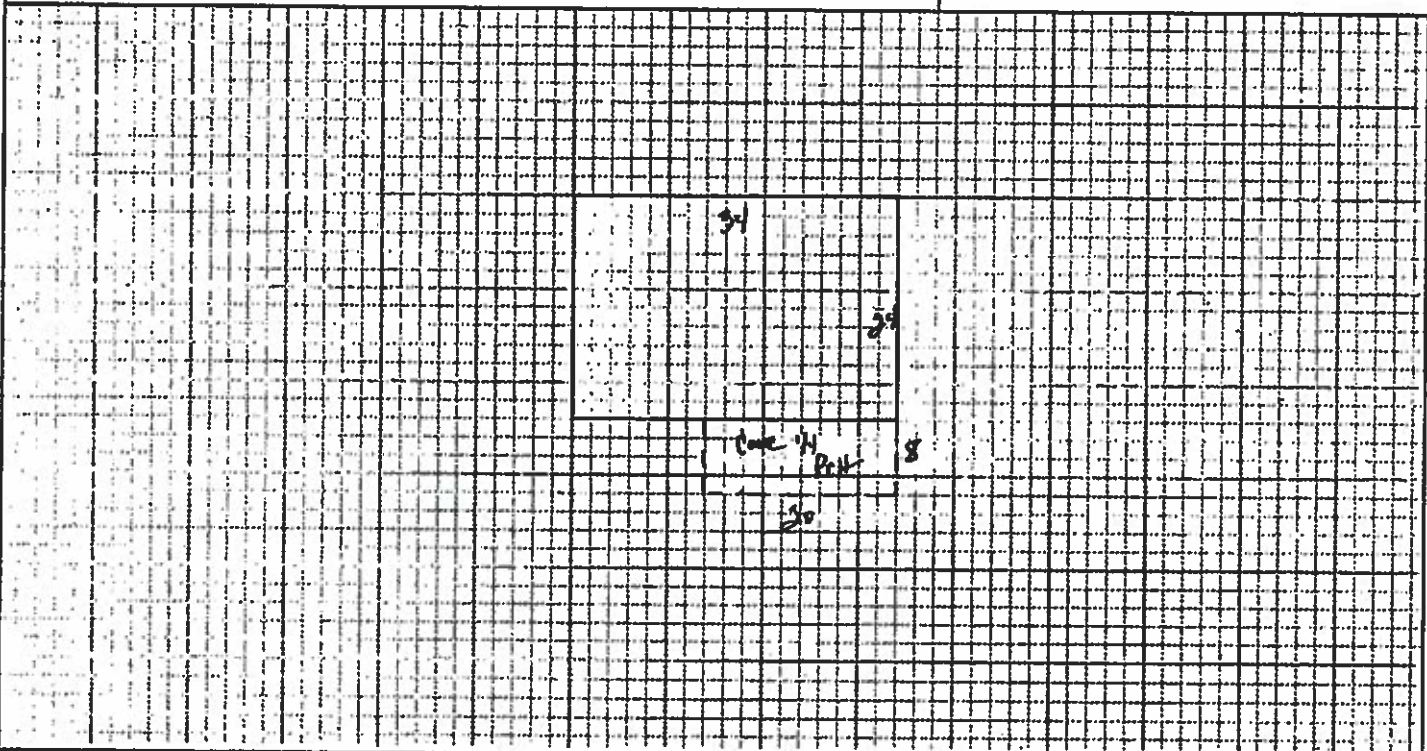
Prebuilt _____
 Building Permit _____
 Under Construct _____

Photo No. _____

VALUES SUMMARY	
YEAR	1997
Residence	\$ <u>29358</u>
Garage	\$ _____
Carport	\$ _____
Other	\$ <u>4056</u>
Total Improve.	\$ <u>33414</u>
Land	\$ <u>97875</u>
MARKET VALUE	\$ <u>131289</u>

PURCHASE INFORMATION	
Price	<u>145,000</u>
Price	_____
Asking	_____
Rent	_____
Date	<u>Sept 8</u>

Inspected By _____ Date _____ Rev Yr _____
 Computed By CM Date 20 Aug Rev Yr 96
 Certified Appraiser _____ Date _____ Rev Yr _____
 Assessor _____ Date _____ Rev Yr _____
 Reinspection _____ Date _____ Rev Yr _____



LAND INFORMATION

01 NEIGHBORHOOD				02 OFF-SITE IMPROVEMENTS				03 TOPOGRAPHY				04 WATER FRONT PROPERTY				05 ON-SITE UTILITIES			
01 Urban	06 Stable	01 Street	04 Asphalt/Conc.	01 Low	01 Lake	6 Beach	01 Electricity	05 Public Water											
02 Suburban	07 Improving	01 None	05 Gravel/Dirt	02 Level	02 River/Creek	None P F A G E	02 Gas	06 Private Well											
03 Rural	08 Declining	02 Public Access	06 Sidewalks	03 Moderate Slope	03 Accretion	7 Grade	03 Underground Elect/Telephone	07 Public Sewer											
04 Recreational		03 Private Access	07 Curb/Gutters	04 Steep Slope	04 Bluff Land	P F A G E	04 Cable TV	08 Septic System											
90		90		90	05 Flood Plain	90	90												
06 SUBJECT DIMENSIONS				07 SITE INFORMATION				08 REMARKS											
Frontage				01 Location P F A G E															
Depth				02 Amenities P F A G E															
Other				03 Landscaping P F A G E															
				04 View P F A G E															
				05 Detriments Few Many None															
				06 Zoned															
09 COMPOSITE ADJUSTMENT								10 SITE ADJUSTMENTS											
CAT	LOC	CLASS	TYPE	UNIT	QTY	COST	BASE VALUE	01 Location	10 Access	20 View	30 Topography	40 Width	TOTAL	EXT.					
								50 Depth	60 Plotage	70 Beach	80 Corner	90	FACTOR	VALUE					
								%	%	%	%	%	%	%					
								%	%	%	%	%	%	%					
								%	%	%	%	%	%	%					
								%	%	%	%	%	%	%					

APPRaiser: _____ APPRAISAL DATE: _____ REVIEW YR _____
 REINSPECTED APPR. _____ DATE _____ REVIEW YR _____

LAND VALUE \$ 131,289

JUN 26 2015 UAD-RC REV. 5-90

W. D. Bacon
E. 4004 Frederick Ave.
Spokane, Wash.

49-701

LAKEWOOD COVE

Lot 2

RESIDENTIAL
BUILDING
APPRAISAL
RECORD

Acct. #				Map #				Photo #			
				APPRaised VALUE SUMMARY							
				CLASS DWELLING - Depr Repl Cost				10423			
				GARAGE - Depr Repl Cost				2470			
				OTHER IMPROVEMENTS D.R.C.				-16			
				TOTAL DEPR. REPL COST				10668			
CURVE R B C D				VALUE BY MGRM				8535			
STORIES				CORRELATED VALUE				10,700			
1 1/2 2 2 1/2 SL				Land value ff				10,700			
Built 1967				Cost \$				Mo Rent \$			
Remodeled 19				\$				Sold 19 \$			
Listed to \$				Offrd \$							
Int Inspected Yes				No 6/19 Owner				Tenant Other			
Appraised 9-14-71				By 102				Computed By			
Appraised				By				Computed 1-9-73 By 102			
Square Feet				Sq Ft Items				Lump Sums			
Bmnt 1st 2nd Base				+ -							
816				Cost 10.12							
FOUNDATION				Cncr Blk Rock							
				Mry Piers Wd							
ROOF				Cncr Avg Steep							
				SHGS Comp Wd Al							
				Asb Slate SHKS							
				Lt. Hvy Bitup w/Gr							
				Flat Rtg Al CGI Mry Tile							
EXTERIOR WALL				Dbl SHGS				-10			
1ST FLOOR				Dbl SHGS				-26			
ELECTRICAL				110 220 Low Volt Intercom Vac System							
HEATING and COOLING				Fao HWtr BB Fag Conv GIPnl Gas Rad Cable Oil Ht Pump HdFuel Chim only Fg ACondg Gravity Elec Flr WI WIFurn sf x \$ psf							
INTERIOR & PARTITIONS				DW Trim Plas SWd Comp HWd Sld&Pa Paneling T&G PlyWd							
CLOTHING				1 Lev WC 1 Tub w/s 2 WH 1 SSK DSK 1 Shower M FG 1 Dr LP 1 Laundry Tray Pic Clay Porc							
OTHER INTERIOR CONSTRUCTION				BLTINS APP Gas SWd BWD Mt Coven 174 TOP Range Sld Slidein CrtTile Dropin							
REPLACE None				Ext 4 Int 1 Hearth 1 Sty 2 Sty 1 Mantel 1 Circ 1 Bkd FreeSldg 1 Sld 1 ClgHI				+310			
ASSESSMENT				or % WLS Conc Blk Rock Dirt DaLt FLR Conc Wd Dirt				+495			
Full None % Heated				FIN Plas Comp AcouTile PlyWd Wd Den Gar Area sf Fin sf Heat sf							
ATTIC or PPER STORIES % Heated				Sld&Pa FLR Dbl Sgl SWd HWd Tile Lino Carpet Fam BR							
SPECIAL											
Latings Phys Cond F A G Func Utility F A G Res F A G Nbrhd F A G				Totals + 10.12							
Remarks				SUMMARY OF DWELLING COMPUTATION							
				Dwelling sf x 2 units = 816 sf x 9.76 psf = \$ 7964							
				Net Lump Sum Adjustment \$ +816							
				Total Base Cost \$ 8780							
				19 LCM % x Qual Adjustment % = 1.54 % Modifier							
				Depreciation: Physical, Functional and Economic							
				Depreciated Replacement Cost (Transfer to Value Summary) \$ 8290							
				49000							