

## RESIDENTIAL APPRAISAL SUMMARY

|                                    |                                                                    |
|------------------------------------|--------------------------------------------------------------------|
| CLASS<br>R1- <u>2</u><br>R2-       | INCOME APPROACH:<br>Est. Rent X GRM<br>\$ _____ X _____ = \$ _____ |
| STORIES<br>1 1 1/2 2 2 1/2 3 4 5 6 | MARKET APPROACH:<br>Comps: _____<br>\$ _____ = \$ _____            |
| BUILT <u>19 57</u>                 |                                                                    |
| REMODELED 19                       |                                                                    |

Interior Inspected: YES NO OWNER TENANT OTHER:

Date Inspected: \_\_\_\_\_ Computed: \_\_\_\_\_

|          |          |
|----------|----------|
| BY _____ | BY _____ |
| BY _____ | BY _____ |

| Square Feet |     |     | ADJUSTMENTS (+) (-) |           |
|-------------|-----|-----|---------------------|-----------|
| Base        | 1st | 2nd | Square Feet         | Lump Sums |
| 384         |     |     |                     |           |

BASE COST: 25.87

|            |                                      |                                                                               |  |
|------------|--------------------------------------|-------------------------------------------------------------------------------|--|
| FOUNDATION | Conc Blk Rock<br>Masonry Piers Wood  |                                                                               |  |
| ROOF       | Gabl<br>Mansd<br>Hip<br>Flat<br>Gabl | SHKS Comp Wd Ash<br>SHKS Lt Hvy<br>Builtup - grvl<br>Metal Tile<br>Comp. Roll |  |

|               |              |                                                                                             |  |  |
|---------------|--------------|---------------------------------------------------------------------------------------------|--|--|
| EXTERIOR WALL | Sgl<br>Brick | SDG: Wood Masonite B&B T-111 Plywd Alum Ash. Comp.<br>BRICK: Veneer Solid BLOCK STUCCO SHKS |  |  |
|---------------|--------------|---------------------------------------------------------------------------------------------|--|--|

|             |                                                                                   |  |  |
|-------------|-----------------------------------------------------------------------------------|--|--|
| FIRST FLOOR | SND HND Plywd Tile Lino Carpet Conc/vi. Cover<br>DR KIT UTIL HALL BATH BR DEN FAM |  |  |
|-------------|-----------------------------------------------------------------------------------|--|--|

|                  |                                                              |  |  |
|------------------|--------------------------------------------------------------|--|--|
| ELECTRICAL Class | 110 220 Intercom VacSys (Inlets) Fixtures: P A G E<br>Other: |  |  |
|------------------|--------------------------------------------------------------|--|--|

|                         |                                                                                                                        |        |      |       |
|-------------------------|------------------------------------------------------------------------------------------------------------------------|--------|------|-------|
| HEATING & COOLING Class | FUEL: Electric Gas Oil Wood Coal Other:<br>TYPE: FA Grav. FLR WL HP HWBS HtPump ClgCable<br>AirCond.: Ton Central Wall | + .60¢ | 384¢ | + 230 |
|-------------------------|------------------------------------------------------------------------------------------------------------------------|--------|------|-------|

|            |                                                                  |  |  |
|------------|------------------------------------------------------------------|--|--|
| PARTITIONS | WLS: DM Plax Comp Wood Plywd Paneling Wallpaper<br>TRIM: SND HND |  |  |
|------------|------------------------------------------------------------------|--|--|

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|----------------|--------------------------------------------------------------------------------------|--|--|
| PLUMBING Class | LAV TUB ENC Shower Sink Hookups Laundry Tray<br>WC W/S WH T/M FG Sgl Dbl W D Sgl Dbl |  |  |
|----------------|--------------------------------------------------------------------------------------|--|--|

|                             |                                                                                                                                           |  |  |
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| INTERIOR CONSTRUCTION Class | BUILTINGS: SND HND MTL TOP: Formica Lino CerTile<br>APPL: Gas Elect Oven Range Surf Dropin<br>ExFan F/R GD DW TC Infra-Rd HtLap (1 2 3 P) |  |  |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--|--|

|                 |                                                                                      |                                       |  |
|-----------------|--------------------------------------------------------------------------------------|---------------------------------------|--|
| FIREPLACE Class | SGL DBL BKD STRD EXT.CHIM.FIN: 1 sty 2 sty<br>ClgHi HtLtr Mantle Hearth Freestanding | New Brick<br>Used Brick<br>Nat. Stone |  |
|-----------------|--------------------------------------------------------------------------------------|---------------------------------------|--|

|          |                                                                                                                                                                                                                                         |  |  |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BASEMENT | X or WLS: Conc Blk Rock Dirt FLR: Conc Wd Dirt<br>FIN X or WLS: Plas Fur'd DW Comp Plywd Pnl WP<br>CLG: DW Plas Comp Acctile Plywd Wd FLR: Tile Lino Carpet Cork<br>BR BATH FAM LDYR DEN GARAGE<br>AREA sf FIN sf BEAT sf Comp. LowCost |  |  |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

|             |                                                                                                                               |  |  |
|-------------|-------------------------------------------------------------------------------------------------------------------------------|--|--|
| UPPER STORY | X or WLS: DW Plas Comp WP Pnl FLR: Snd Hnd LV Tile Lino Carpet<br>BR BATH FAM DEN KIT<br>AREA sf FIN sf HEAT sf Comp. LowCost |  |  |
|-------------|-------------------------------------------------------------------------------------------------------------------------------|--|--|

|                                                                  |            |                                           |
|------------------------------------------------------------------|------------|-------------------------------------------|
| USINGS:                                                          | Appearance | Total Lump Sums = \$ <u>230</u>           |
| Typs Cond P A G E Func Utility P A G E Res P A G E Nbrhd P A G E |            | 384 sf X \$ <u>25.87</u> = \$ <u>9934</u> |

|                |                                                     |                                      |
|----------------|-----------------------------------------------------|--------------------------------------|
| CARPORT/GARAGE | Pdtn Floor Roof Walls Misc Dimensions               | DWELLING COST NEW = \$ <u>10,164</u> |
| PA Class       |                                                     |                                      |
| Year Built     |                                                     |                                      |
| Att Det        | X = sf X \$ _____ /sf = GAR/CPT COST NEW = \$ _____ |                                      |

|    |  |                                             |
|----|--|---------------------------------------------|
| PL |  | TOTAL DWELLING & GAR/CPT = \$ <u>10,571</u> |
| IR |  | 19 88 LCM 1.04 X TOTAL DWELLING = \$ _____  |

|                                                            |                                                           |
|------------------------------------------------------------|-----------------------------------------------------------|
| Depreciation: Physical, Functional, & Economic = <u>OK</u> | Net Condition: 100% less Depreciation = <u>100</u> % Good |
|------------------------------------------------------------|-----------------------------------------------------------|

|                  |                             |
|------------------|-----------------------------|
| PORCHES - DECKS: | Contributory Value \$ _____ |
|------------------|-----------------------------|

|                    |                             |
|--------------------|-----------------------------|
| YARD IMPROVEMENTS: | Contributory Value \$ _____ |
|--------------------|-----------------------------|

|                              |                             |
|------------------------------|-----------------------------|
| OTHER IMPROV.: (See Inserts) | Contributory Value \$ _____ |
|------------------------------|-----------------------------|

|          |                                          |
|----------|------------------------------------------|
| REMARKS: | Depreciated Improvement Value = \$ _____ |
|----------|------------------------------------------|

|                       |
|-----------------------|
| Land Value = \$ _____ |
|-----------------------|

SCANNED

NOV 03 2016