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JAN 10 2017
IDWR / NORTH

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 11 Low/Fair 1 Story <1989
Occupancy: Single family - Owner

Story Height: 1
Finished Area: 1052
Attic: Unfinished
Basement: Full

ROOFING
Material: Corrugated iron
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab: B
Sub and joists: 1.0, A
Base Allowance: B, 1.0

EXTERIOR COVER
Wood board & batten: 1.0, A

INTERIOR FINISH
Drywall: 1.0, A

ACCOMMODATIONS
Finished Rooms: 5
Bedrooms: 2
Formal Dining Rooms: 1
Rec Type: 1
Room Area: 1024
Fireplaces: 1

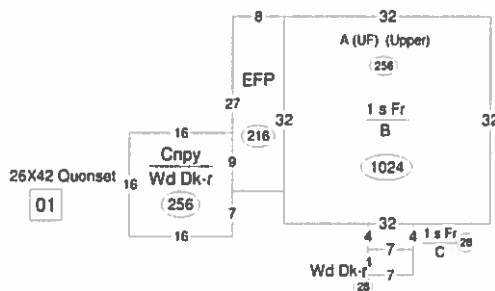
HEATING AND AIR CONDITIONING
Primary Heat: Electric baseboard
Lower: Full Part
/Bamt: 1 Upper Upper

PLUMBING
J Fixt. Baths: 1 3
Kit Sink: 1 1
Water Heat: 1 1
TOTAL: 5

REMODELING AND MODERNIZATION
Amount Date

02
25x46 Bam

Haycover 10X12 mvp



52N04W251300 Property Class: 534
1208 E GARWOOD RD

Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame w/sh	1052	1.0	1052	73570

1 Wood frame w/sh	256 Attic	0	2160
6 Concrete	1024 Bamt	0	15450
	28 Crawl	---	0

TOTAL BASE 91180

Row Type Adjustment 1.00%
SUB-TOTAL 91180

0 Interior Finish	0
0 Ext Lvg Units	0
1024 Basement Finish	4460
Fireplace(s)	260
Heating	-2020
Air Condition	0
Frame/Siding/Roof	4480
Plumbing Fixt: 5	2295
Other Features	1825

Exterior Features SUB-TOTAL ONE UNIT 102480
Description Value SUB-TOTAL 0 UNITS 102490

EFP	9110	0 Integral	0
WDDK-R	2995	0 Att Garage	0
CHPY/	1660	0 Att Carports	0
WDDK-R	880	0 Bamt Garage	0
Ext Features			13640

SUB-TOTAL 116120

Quality Class/Grade Fair

GRADE ADJUSTED VALUE 116120

(LCH: 100.00)

SPECIAL FEATURES

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	YEAR	Eff Const	Year	Cond	Base Rate	Feat ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Adj	% Comp	Value
D :1STFLUE	260	0	DWELL	0.00	1	Fair	1940	1975	AV	0.00	Y	0.00	2332	116120	57	0	100	100	49930
BASIC	1825	01	QUONSET	10.00	SQS	Avg	1990	1990	AV	11.44	Y	11.24	26x 42	21560	29	0	100	100	15310
01 :C	3822	02	PELEBLDG	10.00		Avg	1980	1980	AV	11.30	Y	10.92	25x 46	12560	47	0	100	100	6660
E	1911																		
SHOP	3549																		
02 :*BARNGP	2																		
4SO	-2																		

Data Collector/Date

RWR 02/17/2015

Appraiser/Date

RWR 02/19/2015

Neighborhood

Neigh 3509 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

71900

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52N04W251300

NELSON BECKY D

1208 E GARWOOD RD

534

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
52N04W251300
Parent Parcel Number
Property Address
1208 E GARWOOD RD
Neighborhood
3509 GARWOOD AREA
Property Class
534 534- Imp res rural tract
TAXING DISTRICT INFORMATION
Jurisdiction 28
Area 001
District 107000

OWNERSHIP

NELSON BECKY D
3120 COOLIDGE DR
BELLINGHAM, WA 98225
NE EX TAX # EX RW
25 52N 04W

Tax ID 132522

TRANSFER OF OWNERSHIP

Date
08/23/2016 NELSON BECKY D Doc #: SEE AS90 CORR VESTING
01/01/2009 NELSON BECKY D ETAL Doc #: 2213977

Printed 01/10/2017 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2010	01/01/2011	01/01/2012	01/01/2013	01/01/2014	01/01/2015	01/01/2016
Reason for Change	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj
VALUATION	L 496425	355068	287505	304812	356947	313855	313855
Market Value	E 60400	59960	59890	61480	64550	79610	71900
	I 556825	415028	347395	366292	421497	393465	385755

Site Description

Topography:
Level, Rolling
Public Utilities:
Electric
Street or Road:
Paved
Neighborhood:
Improving
Zoning:

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Homesite	2S	1.0000		0.00	85000.00	85000.00	85000	SV	85000
2 Res. Remaining Acreage	G2	33.0000		1.00	1500.00	1500.00	49500		49500
3 Grazing Land	G2	33.0000		1.00	155.00	155.00	5115		5115
4 Res. Remaining Acreage	T3	56.7000		1.00	1500.00	1500.00	85050		85050
5 Timberland	T3	56.7000		1.00	128.00	128.00	7257		7257
6 Res. Remaining Acreage	T2	62.8700		1.00	1500.00	1500.00	94305		94305
7 Timberland	T2	62.8700		1.00	284.00	284.00	17855		17855

IMP: Improvement Information
RWR-02/15 Changed eff age to 1975 for minimal maintenance.
Updated size of barn per aerial
SLH-10/09 Gated, beware of dogs. Estimated info
EAM-02/05 Added new deck, barn and haycover.
SI-Includes the quonset hut & sheds.
LAND: land information
EAM-02/05 Used Land legend for 3090 for remaining acres.
\$1500 per acre.
GKH-01/00T
RY15: REVAL
RWR-02/15
T: TIMBER
GKH-07/11I
GKH-07/11H
Z: AG/TIMBER INFORMATION
REV 02/07/15

Supplemental Cards

MEASURED ACREAGE 153.5700

Supplemental Cards

TRUE TAX VALUE 313855

Supplemental Cards

TOTAL LAND VALUE 115227