

Nicholas K. Shrauger
2303 S. 3rd Ave.
Bozeman, Mont. 59715 46-217
DRIFTWOOD POINT 4th Addition
Lot 16 1

RESIDENTIAL
BUILDING
APPRAISAL
RECORD

Acct. # _____ Map # _____ Photo # _____

CLASS		APPRAISED VALUE SUMMARY	
R1-1	DWELLING	Depr Repl Cost	\$ 200
R2-	GARAGE	Depr Repl Cost	
CURVE		OTHER IMPROVEMENTS D.R.C.	
A B C D		TOTAL DEPR. REPL COST	
STORIES		VALUE BY MGRM	
		CORRELATED VALUE	\$ 200.00
(1) 1 1/2 2 2 1/2 S		Land value ff.	
Built 19		Cost \$	Mo Rent \$
Remodeled 19		\$	Sold 19 \$
Listed to \$		Offer \$	
Int Inspected Yes No		Owner Tenant Other	
Appraised 14.24 71		By 3d St	Computed By
Appraised		By	Computed By
Square Feet		Sq Ft Items	Lump Sum
Basmt	1st	2nd	Base + -
	480		Cost 4.20
FOUNDATION		Cont Bld Rock	
		Masonry	
ROOF		Low Avg Sleep	
		ShG5 Comp Wd Al	
		Asb Slate SHKS	
		Lt. Hvy Blhup w/Gs	
Flat		Al CGI Mury Tile	

TERIOR WALL	Obt	SDG SHGS	Bevel Asb	Drop Comp	S&S Wd	USG BRK	Horiz Ven	HdDd Solid	PlyWd BLK	AL Pt	SHKS		
ST JOE	Obt	DR	Hwd Kit	PlyWd Util	Tile	Line Bath	Carpet Den	Conc w/ATile					
CTRICAL CL	Obt	220	LowVolt	Intercom	Vac System								
ATING and OILING	CL	Fap HWtr BB	Fap Conv GIPrl	Fap Rad Cable	Gas Rad	Oil HtPump	HdFuel Chim only	Stkr ACongd	Gravity Elec	Fir WI	WIFurn		
TERIOR & FINITIONS	CL	DW Trim	Plas SWd	Comp Hwd	Sld&Pa PaneEmp	T&G	PlyWd						
IMBING CL	CL	Lev WC	Tub w/S	Etc WH	SSK DSK	Shower	Dr LF	Laundry Tray	Plc Clay	Port			
HER TERIOR INSTRUCTION	CL	BLTINS APP	SWd Gas	KWd Elec	Mtl Oven	TOP Range	Pic Surf	Lino Sldain	CerTile	Drop-n			
REPLACE	CL	Eat	Int	18ry	28ry	Soil	Bkd FreeSdg	Stkd	ClgHl				
EMENT CL	CL												
uff loss		FIN	Comp	AcouTile	PlyWd	Wd	FLR	DW	Comp	PlyWd	Wd	CLG	DW
% Heated		Fam	BR	Bath	Ldry	Kit	Den	Gar	Area	Fin	Heat	Carpet	Carpet
IC or TER IRIES	CL												
% Heated		Sld&Pa	FLR	Bath	Den	Soil	SWd	Hwd	Tile	Lino	Carpet	Fam	SR
ICIAL													

OWNED
FEB 08 2008

ings	Phys Cond	F A G	Func Utility	F A G	Appearance	Res. F A G	Neighborhood	F A G	Totals		
marks										4.20	-70
SUMMARY OF DWELLING COMPUTATION											
Dwelling _____ of _____ R2 units = 480 sf x \$ 3.50 psf = \$ 1680											
Net Lump Sum Adjustment \$ _____											
Total Base Cost \$ _____											
19 _____ LCM _____ % x Qual Adjustment _____ % = _____ % Modifier x Base = \$ _____											
Depreciation: Physical, Functional and Economic = Percent Good _____											
Depreciated Replacement Cost (Transfer to Value Summary) \$ 200.00											

RESIDENTIAL APPRAISAL SUMMARY

CLASS

SI- /
R2-

INCOME APPROACH:
Est. Rent x GRM

\$ _____ x _____ = \$ _____

STORIES

1 1/2 2 2 1/2 SL SR

BUILT 19 20

REMODELED 19

MARKET APPROACH:
Comps: _____

\$ _____ = \$ _____

Interior Inspected: YES (NO) OWNER TENANT OTHER

Date Inspected: 12-11-78

Computed: 1-2-79

BY [Signature] BY [Signature]

BY [Signature] BY [Signature]

Square Feet

Best 1st 2nd

ADJUSTMENTS (+) (-)
Square Feet Lump Sums

BASE COST: 10,34

FOUNDATION Conc Blk Rock

Mary [Signature] Wood

SHG Comp Md Ash

SHG Lt Bvy

Builtup - grvl

Metall Tila

Roll

EXTERIOR ALL SDG: MASONRY B&B T-11 Plywd Alum Ash. Comp.
DBL BRICK: Veneer Solid BLOCK STUCCO SHKS

FIRST FLOOR SHD HWD Plywd Tile Lino Carpet Conc/wi. Cover
DR KIT UTIL HALL BATH BR DEN FAM

ELECTRICAL Class 110 220 Intercom VacSys (Inlets) Pictur: P A G E

EATING DOILING Class FUEL: Electric Gas Oil Wood Coal Other:
TYPE: FA Grav. FLR ML BS HMBB Stump CigCable
AirCond: Ton Central Wall

ARTITIONS WLS: DW Plas Comp Wood Plywd Paneling Wallpaper
TRIM: P A G E

LUMBER Class LAV WC TUB H/S ENC Shower Sink Hookups Laundry Tray
Sgl Dbl Sgl Dbl

EXTERIOR INSTRUCTION Class BUILTINGS: SHD HWD MTL TOP: Formica Lino Certila
APPL: Gas Elect Oven Range Surf Dropin
ExFan Y/H GD DW TC Infra-Rd HtLap (1 2 3 F)

REPLACE Class SGL DBL BKD STKD EXT-CHIM. FIN: 1 sty 2 sty
ClgHi HtLtr Mantle Hearth Freestanding
New Brick
Used Brick
Nat. Stone

ASBESTOS X or WLS: Conc Blk Rock Dirt FLR: Conc Md Dirt
Full None PIN X or WLS: Plas Fur'd DW Comp Plywd Pnl WP
Class CLG: DW Plas Comp Acctile Plywd Md FLR: Tile Lino Carpet Cork
Heat BR BATH FAM LDYR DEN GARAGE

UPPER STORY X or First Sts FIN X or
Class WLS: DW Plas Comp WP Pnl FLR: Gwd Hwd Tile Lino Carpet
Heat BR BATH FAM DEN KIT LV

FINGS: rs Cond P A G E Tune Utility P A G E Appearance Res P A G E Nbrhd P A G E

REPORT/GARAGE Class Yrtn Floor Roof Walls Misc Dimensions
Year Builc
Att Det

Total Lump Sums = \$

57% of x \$ 5.98 = \$ 3348

DWELLING COST NEW = \$ 3348

TOTAL DWELLING & GAR/CPT = \$ 3348

19 79 LCM 1.1 x TOTAL DWELLING & GAR/CPT = \$ 3238

Depreciation: Physical, Functional, Economic - 30 % Net Conditions: 100less Depreciation = 70 % Good

Depreciated Replacement Cost \$ 2167

Contributory Value \$

Contributory Value \$

Contributory Value \$ 500

Depreciated Improvement Value = \$ 2117

Land Value = \$

at Cost New of Dwelling: \$ 44 psf

TOTAL BY COST APPROACH \$

Improvements has been torn down

SCANNED
FEB 08 2018

9X31 3X16

75%

Pairs