

COMMERCIAL BUILDING APPRAISAL RECORD

CITY

RP 41N04W016071 A

49-0000

(COUNTY)

SHEET 6

(PARCEL NO.) OF 97

Parcel No

CFP LLC
P O BOX 336
POTLATCH

ID 83855

Name/Ad

7.5 AC TAX #1326 S 1/2 SW:
13.25 AC TAX #3383 SWSW
1 41 4
SAWMILL

Legal Det

Property Address

3721 Hwy 46

VALUE SUMMARY

BUILDING DEPR REPL COST \$
YARD IMPROVEMENTS-D.R.C. \$
OTHER IMPROVEMENTS-D.R.C. \$
COST APPROACH-TOTAL D.R.C. \$
INCOME APPROACH-BLDG RES. \$
MARKET APPROACH-BLDG RES. \$
IMP. VALUE CONCLUSION \$
ESTIMATED LAND VALUE \$
ESTIMATED PROPERTY VALUE \$
ASSESSOR'S CONCLUSION \$
ASSESSOR DATE

INTERIOR INSP

YES NO

OWNER

TENANT

MNGR

ASKING PRICE \$

PERCENT

SQUARE FOOT

LUMP

BUILT 1976

REMODELED 19

COST \$

SOLD 19

AMOUNT \$

TYPE: OFFICE

CLASS:

STORIES: 2

WALL HEIGHT: 16

Foundation

1. Med. Hvy. Cont. ~~Cont~~ Blk. Rock Mxy. Wd. Pier Post Piling Mudsill

Exterior Wall

Masonry Blk. Brk. Ven. Solid Stone Conc. Conc-Pip. T-Up
Wood Pl. Sdg. Bevel Drop B&B Vert. Horiz. Hlbd Plywd. T1-11 Cgl. Al. ExGlass
Steel Fr. Rigid Conven. Mtlptl ~~Leam~~ Shg. Shk. Comp. Wd. Ash Stucco

Roof

Flat ~~Arch~~
Low Wood Rafter Trussed Truss-Joist Beams Lath Truss
Avg Steel Partin Plywd. Blup. Wlgr Shld. Rtg. T&G Deck
Sip Conc Shgl. Shk. Comp. Wd. Al. Ash Slate Con. ~~Leam~~ Tile

First Floor

~~Sdg~~ Hwd. Plywd. Tile Lino Torqinol Carpet Terrazzo
Conc. Grade Reint. Tile P&BM. Plank T&G. Shg. Dock High.

Interior

Wall Dw. Plis. Comp. Swd. Hwd. Plywd. KP. Ven. Pl.
Part. Dw. Plis. Comp. Swd. Hwd. Plywd. KP. Ven. Pl. Blk. Bk. Tile
Cig. Dw. Plis. Comp. Swd. Hwd. Plywd. KP. Ven. Pl. Blk. Bk. Tile

Other Interior

App. Exfan For&Hood Gas Elec Oven Range Surf Slidein Disp Auto Spr. Cig Fan
Blins. Swd. Hwd. Mtl. Top Plc. Lino Tile Dishwasher

Electrical

100-220 Power Lowvoltage Fluor. Incand. Ex. Ga. Avg. Fair X Ray Non Met.

Plumbing

2 Wc 2 Lav. 1 Sk. 1 Svc. Shower Laundry Tray
1 Wh. 1 Dr. 1 Dsk. 1 Sump. T. A. Eg. Dr. Plc. City. Porc.
Ur. W/C Csk. Lt. Tub W/S Ensl. Indsk. Drain

Heating and Cooling

Fog Gas Fo Hydual Green Hwt. Evap. Arand. Fir. Bio.
Fan Oil Sks. H Pump Radiant Comb. Unit Wall
Foe. Elec. B.B. Gravity. Cable Conv. Gtptl. Custom Unit

Basement

None
FIN x or WL Conc. Blk. Rock Dnt FLR Conc. Wd. Dnt
CLG. Dw. Plis. Comp. Plywd. Wd. Acoustic PART Dw. Flis. Comp. Plywd. Wd.
FLR Tile Lino Carpet ELEC.

Upper Stories

Flr = TO FIRST FLOOR Well Part.

Misc.

NO. OF UNITS

BACKED

STACKED

DETACHED

COMMERCIAL APARTMENTS ROOM GRID

LOCATION	LIVING ROOM	KITCHEN	DINING ROOM	FAMILY REC	BEDRMS	BATH-ROOMS	OTHER ROOMS	FIREPLC
FIRST FLOOR								
SECOND FLOOR								
BASEMENT								
ATTIC								

REMARKS:

SUMMARY

OF BLDG.

COMPUTATION

17F-816

Base Cost \$

Building Area 1632

Sq. Ft. \$

PSF \$

TOTAL BASE COST

19 L.C.M. % x Qual. % = % Modifier

Replacement Cost New \$

Depreciation: Physical, Functional and Economic Mkt. Adj. %

Depreciated Replacement Cost (Transfer to Value Summary) \$

APPRAISER:

VA DATE: 6-8-05

COMPUTER

VA DATE: 6-11-05