



## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
134	1920	1961	06/23/2021	mpincombe	1.000000	65240	00000	00000	0.652400	2.570000	1.000000

Base Cost Value:	\$80,344
Inventory Adjustment Total:	\$4,587
Adjusted Base Cost:	\$218,273
DRC:	\$142,401
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,344	2	2,352
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	672	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	672	0	235
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	0	0	0	0	0	0	0	672	672	0.00	0.00	48,784.56	48,784.56		
Half Story	0	0	0	0	3	1.0	0	0	0	0	0	672	672	0.00	0.00	27,530.03	27,530.03		

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### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.652400	336.00	\$15,140	\$0	\$38,909	\$25,384

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	2.57	1.00	1.00	0.65	112	\$2,633	\$0	\$6,767	\$4,415

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.65	66	\$325	\$0	\$325	\$212

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### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.65	600	\$2,214	\$0	\$2,214	\$1,444

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	2.57	1.00	1.00	0.65	48	\$1,128	\$0	\$2,900	\$1,892

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.65	57	\$1,542	\$0	\$1,542	\$1,006

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
134	\$142,401	\$0	\$25,384	\$8,969	\$176,755	Residential	HS	<u>\$169,720</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
114261		11426		\$197,718	1.12	<u>\$195,178</u>	<u>1.20</u>
				<u>\$197,718</u>			