



## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1910	1961	07/20/2020	lmoore	1.000000	65240	00000	00000	0.652400	2.190000	1.000000

Base Cost Value:	\$117,199
Inventory Adjustment Total:	\$16,050
Adjusted Base Cost:	\$291,815
DRC:	\$190,380
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Solid	0	0		0
Heating & Cooling	Hot Water Baseboard	0	1,374	5	6,183
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	906	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	906	0	317
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750

## Residence Valuation

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	3	0	1	0	0	0	0	0	0	468	468	0.00	0.00	21,903.72	21,903.72
Basement	0	0	0	0	0	0	0	0	1	0	0	858	0	0	858	31,277.30	0.00	0.00	31,277.30
First Floor	1	1	0	0	0	1.0	0	0	1	0	0			906	906	0.00	0.00	58,139.88	58,139.88

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.552400	720.00	\$24,464	\$252	\$54,128	\$29,901

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	0	252	252.00
Foundation	Concrete		0	0	0
Exterior Wall	Single	0	0	0	0
Ext Wall Material	Wood/Shake	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
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.65	225	\$2,658	\$0	\$2,658	\$1,734

## Residence Valuation

### 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	Cov P APC Slab	1.00	1.00	1.00	0.65	36	\$0	\$0	\$0	\$0

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	2.19	1.00	1.00	0.65	240	\$5,642	\$0	\$12,357	\$8,062

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.65	800	\$3,296	\$0	\$3,296	\$2,150

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.00	1.00	0.65	60	\$1,156	\$0	\$1,156	\$754

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.00	1.00	0.65	250	\$3,554	\$0	\$3,554	\$2,318

## Residence Valuation

### 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	Wood Deck Treated	1.00	1.00	1.00	0.65	140	\$1,654	\$0	\$1,654	\$1,079

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	2.19	1.00	1.00	0.65	72	\$1,693	\$0	\$3,707	\$2,418

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
133	\$190,380	\$0	\$29,901	\$18,516	\$238,796	Residential	HS	\$92,000

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
122531		12253		\$331,969	1.39	\$135,424	1.53
				\$331,969			

### Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$230,368	\$353,158	\$583,526	\$135,185	\$154,888	\$290,073	\$4,165.26
2024	\$140,840	\$331,969	\$472,809	\$81,854	\$159,534	\$241,388	\$3,467.74

### Recent Transactions

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<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
202402073	04/27/2024	\$125,000	34	Yes	Primary	12253	61021DA00200
					Additional	64020	61021DA00201

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