

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
233	1946	1946	02/16/2023	bgermond	1.000000	58020	00000	00000	0.580200	2.240000	1.000000

Base Cost Value:	\$148,520
Inventory Adjustment Total:	\$9,518
Adjusted Base Cost:	\$354,006
DRC:	\$205,394
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,656	2	2,650
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,196	0	419
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Lavatory	3	0	250	750
Plumbing	Shower Stall - Metal	2	0	750	1,500
Plumbing	Kitchen Sink	3	0	400	1,200
Plumbing	Toilet	3	0	250	750
Plumbing	Water Heater (Std)	3	0	350	1,050

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	2	2	0	0	2	2.0	0	0	0	0	2			1,656	1,656	0.00	0.00	113,292.44	113,292.44
Second Floor	1	1	0	0	1	1.0	0	0	0	0	0			460	460	0.00	0.00	35,227.60	35,227.60

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.480200	294.00	\$13,277	\$103	\$46,697	\$22,424

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	294	0.35	102.90

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	0.58	2,006	\$8,124	\$0	\$8,124	\$4,714

Residence Valuation

Improvement: 2

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
136	1993	1993	02/16/2023	bgermond	1.000000	82900	00000	00000	0.829000	3.490000	1.000000

Base Cost Value:	\$75,696
Inventory Adjustment Total:	\$10,570
Adjusted Base Cost:	\$301,068
DRC:	\$249,586
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,200	2	2,940
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	768	2	1,690
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
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	1	1.0	0	1	0	0	0			768	768	0.00	0.00	52,622.64	52,622.64
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			432	432	0.00	0.00	23,073.72	23,073.72

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 Porch FND	1.00	1.00	1.00	0.83	40	\$1,171	\$0	\$1,171	\$971

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 Brick/Conc.	1.00	1.00	1.00	0.83	256	\$5,184	\$0	\$5,184	\$4,298

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
233	\$205,394	\$0	\$22,424	\$4,714	\$232,532	Residential	HS	<u>\$268,250</u>
136	\$249,586	\$0	\$0	\$5,269	\$254,854			
Totals:	<u>\$454,980</u>	<u>\$0</u>	<u>\$22,424</u>	<u>\$9,982</u>	<u>\$487,386</u>			

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
126012		12601		\$242,111	0.95	<u>\$268,250</u>	<u>1.04</u>
126011		12601		\$220,905	0.95		
				<u>\$463,016</u>	<u>0.95</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$268,250	\$491,059	\$759,309	\$99,062	\$260,985	\$360,047	\$5,170.02
2024	\$278,980	\$463,016	\$741,996	\$102,033	\$268,814	\$370,847	\$5,327.46