

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1958	1977	09/15/2022	mpincombe	1.000000	73880	00000	00000	0.738800	3.090000	1.000000

Base Cost Value:	\$141,673
Inventory Adjustment Total:	\$13,675
Adjusted Base Cost:	\$480,025
DRC:	\$354,643
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	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,173	2	3,911
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	2,173	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,173	0	543
Windows	Vinyl	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450

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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
First Floor	1	1	1	1	3	1.0	1	0	0	0	1			2,173	2,173	0.00	0.00	141,673.35	141,673.35

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.738800	506.00	\$25,401	\$927	\$81,351	\$60,102

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	400	800.00
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	126.5	126.50
Ext Wall Material	Wood/Shake	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.738800	1404.00	\$54,540	\$2,351	\$175,794	\$129,877

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	1404	0.25	351.00
Plumbing	Toilet	1	0	300	300.00
Plumbing	Lavatory	1	0	350	350.00
Plumbing	Shower Stall - Fiberglass	1	0	1350	1350.00

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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	Fencing Metal C1 6	1.00	1.00	1.00	0.74	6	\$138	\$0	\$138	\$102

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	0.74	224	\$1,210	\$0	\$1,210	\$894

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 Mtl. C1 3.5	1.00	1.00	1.00	0.74	75	\$962	\$0	\$962	\$711

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	0.74	420	\$2,268	\$0	\$2,268	\$1,676

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Swimm/Pool In Gd.	1.00	1.00	1.00	0.74	512	\$44,032	\$0	\$44,032	\$16,265

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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
4 - R	Other Improvements	Patio Brick/Conc.	1.00	1.00	1.00	0.74	184	\$3,726	\$0	\$3,726	\$2,753

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Planters/Brick	1.00	1.00	1.00	0.74	24	\$1,507	\$0	\$1,507	\$1,114

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$354,643	\$0	\$189,979	\$23,513	\$568,135	Residential	HS	<u>\$268,250</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
139301		13930		\$534,046	0.94	<u>\$268,250</u>	<u>1.04</u>
				<u>\$534,046</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$268,250	\$571,933	\$840,183	\$155,563	\$235,707	\$391,270	\$5,618.38
2024	\$278,980	\$534,046	\$813,026	\$160,229	\$242,778	\$403,007	\$5,789.52