



## Residence Valuation

**Improvement: 1**

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 120        | 1935       | 1961           | 04/13/2006     | rseverson    | 1.000000   | 65240 | 00000 | 00000 | 0.652400 | 1.100000 | 0.950000 |

|                             |          |
|-----------------------------|----------|
| Base Cost Value:            | \$49,725 |
| Inventory Adjustment Total: | \$5,624  |
| Adjusted Base Cost:         | \$57,840 |
| DRC:                        | \$37,735 |
| 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          | Masonry                   | 0        | 968  | 0         | 0         |
| Heat & Cool Fuel    | Electricity               | 0        | 0    |           | 0         |
| Heating & Cooling   | Baseboard & Wall or Cable | 0        | 968  | 2         | 1,936     |
| Interior - Floor    | Wood Subfloor             | 0        | 968  | 0         | 0         |
| Roof Type           | Gable                     | 0        | 0    |           | 0         |
| Roofing Material    | Wood Shingle              | 0        | 968  | 1         | 1,258     |
| Built-in Appliances | Electric                  | 0        | 0    |           | 0         |
| Built-in Appliances | Hood Fan                  | 1        | 0    | 180       | 180       |
| Plumbing            | Kitchen Sink              | 1        | 0    | 350       | 350       |
| Plumbing            | Water Heater (Std)        | 1        | 0    | 300       | 300       |
| Plumbing            | Shower Stall - Fiberglass | 1        | 0    | 1,200     | 1,200     |
| Plumbing            | Toilet                    | 1        | 0    | 200       | 200       |
| Plumbing            | Lavatory                  | 1        | 0    | 200       | 200       |

### 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   | 1   | 0   | 2   | 1.0      | 0        | 1   | 0   | 0  | 0   |        |    | 968 | 968   | 0.00       | 0.00     | 45,863.52 | 45,863.52 |

## Residence Valuation

### Other Improvements

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Garden Shed Conv. | 1.00     | 0.95     | 1.00      | 0.65          | 112  | \$1,792   | \$0                       | \$1,702               | \$1,111 |

| Class-<br>Other SC | Category     | Description     | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------|-----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 4 - A              | Outbuildings | General Purpose | 1.00     | 1.00     | 1.00      | 0.65          | 864  | \$8,868   | (\$1,000)                 | \$7,868               | \$5,133 |

### Other Components

| Category           | Description       | Quantity | Area | Unit Cost | Adj. Cost |
|--------------------|-------------------|----------|------|-----------|-----------|
| Other Improvements | User Defind Misc. | 0        | 0    | 400       | 400.00    |
| Interior - Floor   | Dirt              | 0        | 864  | -1.62     | -1399.68  |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Wood Deck Treated | 1.00     | 0.95     | 1.00      | 0.65          | 200  | \$3,000   | \$0                       | \$2,850               | \$1,859 |

### RMV Summary (Before Index)

| Residence<br>by Stat Class | Improvement(s) |         |        |                       |          | Program<br>Type | Land       | RMV<br>before index |
|----------------------------|----------------|---------|--------|-----------------------|----------|-----------------|------------|---------------------|
|                            | Residence      | Carport | Garage | Other<br>Improvements | Total    |                 | Land Class |                     |
| 120                        | \$37,735       | \$0     | \$0    | \$8,103               | \$45,838 | Residential     | HS         | <u>\$64,810</u>     |

### Current RMV

| Improvement |         |            |         |                  |                  | Land             |                  |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV      | Cumulative Index | Indexed RMV      | Cumulative Index |
| 152721      |         | 15272      |         | \$101,627        | 2.22             | <u>\$163,513</u> | <u>2.75</u>      |
|             |         |            |         | <u>\$101,627</u> |                  |                  |                  |

### Certified Tax Roll Value

| Tax Year | Land RMV  | Impr RMV  | Total RMV | Land AV  | Impr AV  | Total AV  | Total Tax  |
|----------|-----------|-----------|-----------|----------|----------|-----------|------------|
| 2023     | \$163,512 | \$108,114 | \$271,626 | \$52,196 | \$79,577 | \$131,773 | \$1,997.52 |
| 2024     | \$178,229 | \$101,627 | \$279,856 | \$53,761 | \$81,964 | \$135,725 | \$2,069.74 |