

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1947	1967	09/26/2018	mpincombe	1.000000	68490	00000	00000	0.684900	1.550000	1.000000

Base Cost Value:	\$170,674
Inventory Adjustment Total:	\$17,726
Adjusted Base Cost:	\$292,019
DRC:	\$200,004
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	1,812	2	3,805
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	110 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,042	0	0
Roofing Material	Wood Shingle	0	1,042	1	1,250
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Roof Type	Dormers	0	0		0
Roof Type	Gable	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Wallpaper	0	0		0
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Hot Tub 7'x6'	1	0	3,000	3,000
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Lavatory	2	0	350	700
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	2	0	300	600

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Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Water Heater (Std)	1	0	400	400

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	2	1.0	0	0	0	0	0			760	760	0.00	0.00	39,502.80	39,502.80
Basement	0	0	0	1	0	0	0	1	2	0	0	262	780		1,042	9,785.57	38,467.35	0.00	48,252.92
First Floor	1	1	1	0	1	1.0	0	0	1	0	0			1,042	1,042	0.00	0.00	82,917.90	82,917.90

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Same as House	1.000000	0.772400	220.00	\$5,377.80	\$0.00	\$9,411.15	\$7,269.17

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Post/Pole	0	220	0	0
Interior - Floor	Concrete Slab	0	220	0	0
Roof Type	Shed	0	0	0	0
Roofing Material	Composition Roll	0	220	0	0

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.684900	400.00	\$20,575	\$480	\$32,635	\$22,352

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0	0	0
Exterior Wall	Single	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	400	0	0

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Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.684900	400.00	\$20,575	\$480	\$32,635	\$22,352

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Wood Shingle	0	400	1.2	480.00

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 Cedar 6 ft	1.00	1.00	1.00	0.68	40	\$880	\$0	\$880	\$603

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	0.68	1,080	\$4,320	\$0	\$4,320	\$2,959

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 1/2	1.55	1.00	1.00	0.68	25	\$497	\$0	\$770	\$528

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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	Enclosed Por. 1/2	1.55	1.00	1.00	0.68	144	\$2,863	\$0	\$4,437	\$3,039

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 1/2	1.55	1.00	1.00	0.68	34	\$676	\$0	\$1,048	\$718

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
143	\$200,004	\$7,269	\$22,352	\$7,846	\$237,470	Residential	HS	<u>\$145,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
223531		22353		\$393,711	1.66	<u>\$251,962</u>	<u>1.80</u>
				<u>\$393,711</u>			

Certified Tax Roll Value

<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	\$251,961	\$384,926	\$636,887	\$117,541	\$151,957	\$269,498	\$5,364.96
2024	\$262,040	\$393,711	\$655,751	\$121,067	\$156,515	\$277,582	\$5,554.95