



## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
167	1903	1930	08/14/2019	mpincombe	1.000000	45240	00000	00000	0.452400	1.650000	1.000000

Base Cost Value:	\$400,746
Inventory Adjustment Total:	\$16,986
Adjusted Base Cost:	\$689,258
DRC:	\$311,820
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Rubble Stone	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	3,096	2	4,954
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Hard Wood Floor	0	1,548	0	0
Interior - Wall	Plaster	0	0		0
Roofing Material	Wood Shingle	0	1,548	-1	-2,167
Roof Type	Dormers	0	0		0
Roof Type	Hip	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Lavatory	3	0	1,500	4,500
Plumbing	Toilet	4	0	800	3,200
Plumbing	Water Heater (Std)	1	0	500	500
Plumbing	Bath Tub - Shower	2	0	2,400	4,800
Plumbing	Kitchen Sink	1	0	1,200	1,200

### 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
Basement	0	0	0	0	0	0	0	1	0	0	0	1,548	0	0	1,548	81,009.40	0.00	0.00	81,009.40
First Floor	1	1	1	0	0	0	1	0	0	0	0	1,548	1,548	0.00	0.00	262,786.60	262,786.60		

## 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
Second Floor	0	0	0	0	4	2.0	0	0	0	0	0			1,548	1,548	0.00	0.00	135,163.88	135,163.88

### 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	Drive Concrete	1.00	1.00	1.00	0.45	651	\$2,682	\$0	\$2,682	\$1,213

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.45	65	\$0	\$0	\$0	\$0

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov P MA1 Fnd	1.00	1.00	1.00	0.45	244	\$11,111	\$0	\$11,111	\$5,027

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Deck Rails Decorative	1.00	1.00	1.00	0.45	48	\$771	\$0	\$771	\$349

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
167	\$311,820	\$0	\$0	\$6,589	\$318,409	Residential	HS	\$158,820

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
228281		22828		\$604,256	1.90	\$233,783	1.53
				\$604,256			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$233,782	\$586,657	\$820,439	\$89,187	\$231,182	\$320,369	\$6,377.68
2024	\$243,134	\$604,256	\$847,390	\$91,862	\$238,117	\$329,979	\$6,603.51

### Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201502966	04/23/2015	\$3,000	34	Yes	Primary	22828	80908CD08600
					Additional	22541	80908CB06000
					Additional	22540	80908CB05900