



## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	1992	1992	05/13/2014	cmccleary	1.000000	82330	00000	00000	0.823300	1.000000	1.030000

Base Cost Value:	\$172,950
Inventory Adjustment Total:	\$39,061
Adjusted Base Cost:	\$218,371
DRC:	\$179,785
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	2,242	3	6,076
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roofing Material	Tile-Concrete	0	2,242	3	5,605
Windows	Vinyl	0	0		0
Ext Wall Material	Brick Veneer	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Heating Accessory	Wood Stove Hearth - Avg	1	0	3,160	3,160
Heating Accessory	Pre-Fab Metal Box	1	0	3,580	3,580
Interior - Accessory	Intercom/Music Sys. Basic	1	0	1,850	1,850
Interior - Accessory	Vacuum Sys. 1700 Sq.Ft	1	0	1,600	1,600
Interior - Floor	Concrete Slab	0	361	0	0
Interior - Floor	Wood Subfloor	0	2,242	0	0
Roof Type	Gable	0	0		0
Roof Type	Hip	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Self Exh Cktp/Grill	1	0	790	790
Plumbing	Lavatory	2	0	500	1,000
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Sauna 5X6	1	0	4,500	4,500

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### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Kitchen Sink	2	0	600	1,200
Plumbing	Toilet	2	0	450	900
Plumbing	Jet Tub	1	0	3,900	3,900

### 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	0	3	2.0	0	1	0	0	1			2,242	2,242	0.00	0.00	190,034.40	190,034.40

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.823300	1125.00	\$55,410	\$3,713	\$60,896	\$50,136

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roofing Material	Tile-Concrete	0	0	2812.5	2812.50
Garage Component	Garage Door Opener	2	0	450	900.00
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Hip	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0

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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	Patio	1.00	1.03	1.00	0.82	812	\$2,436	\$0	\$2,509	\$2,066

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	1.03	1.00	0.82	704	\$2,112	\$0	\$2,175	\$1,791

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	1.03	1.00	0.82	2,600	\$7,800	\$0	\$8,034	\$6,614

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.03	1.00	0.82	54	\$918	\$0	\$946	\$778

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.03	1.00	0.82	5	\$75	\$0	\$77	\$64

## Residence Valuation

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
150	\$179,785	\$0	\$50,136	\$11,313	\$241,234	Residential	HS	<u>\$32,312</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
47131		4713		\$701,782	2.91	<u>\$149,034</u>	<u>5.03</u>
				<u>\$701,782</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$149,033	\$751,745	\$900,778	\$98,523	\$398,898	\$497,421	\$6,344.95
2024	\$162,447	\$701,782	\$864,229	\$101,478	\$410,864	\$512,342	\$6,545.74

### Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201608430	10/26/2016	\$365,000	11	Yes	Primary	4713	51014DB00900
					Additional	4711	51014DB00800
200208057	07/11/2002	\$275,000		Yes	Primary	4713	51014DB00900
					Additional	4711	51014DB00800