

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1962	1981	09/10/2020	mpincombe	1.000000	75920	00000	00000	0.759200	1.880000	1.000000

Base Cost Value:	\$228,768
Inventory Adjustment Total:	\$24,591
Adjusted Base Cost:	\$476,315
DRC:	\$361,619
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	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/Cool	0	2,791	2	5,861
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,049	0	0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	0		0
Windows	Metal	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	1 Story Chimney	1	0	730	730
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Electric	0	0		0
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Bar Sink	1	0	300	300
Plumbing	Bath Tub - Shower	1	0	950	950

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Toilet	3	0	300	900
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Door	1	0	150	150

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	2	1.0	0	0	1	0	0	0	0	1,484	1,484	0.00	0.00	93,536.64	93,536.64
First Floor	1	1	1	1	2	2.0	0	1	0	0	1			2,049	2,049	0.00	0.00	135,231.55	135,231.55

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.659200	528.00	\$24,905	\$0	\$46,822	\$30,865

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Built-Up	0	0	0	0
Garage Component	Garage Door Opener	0	0	0	0

Residence Valuation

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	1.00	1.00	0.76	579	\$2,385	\$0	\$2,385	\$1,811

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.76	143	\$2,726	\$0	\$2,726	\$2,070

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	1.00	1.00	0.76	1,288	\$3,980	\$0	\$3,980	\$3,022

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	1.00	1.00	0.76	443	\$5,234	\$0	\$5,234	\$3,973

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$361,619	\$0	\$30,865	\$10,876	\$403,360	Residential	HS	<u>\$107,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
530217		54695		\$543,560	1.35	<u>\$177,228</u>	<u>1.71</u>
				<u>\$543,560</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$177,228	\$580,743	\$757,971	\$144,899	\$306,829	\$451,728	\$6,486.47
2024	\$184,317	\$543,560	\$727,877	\$149,245	\$316,033	\$465,278	\$6,684.10