



## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	2018	2018	09/30/2022	mpincombe	1.000000	96820	00000	00000	0.968200	3.490000	1.000000

Base Cost Value:	\$104,732
Inventory Adjustment Total:	\$16,343
Adjusted Base Cost:	\$422,552
DRC:	\$409,115
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	1,940	3	5,354
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,940	0	679
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	3	0	250	750
Plumbing	Lavatory	4	0	250	1,000
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Urinal	1	0	250	250
Plumbing	Shower Stall - Fiberglass	2	0	1,200	2,400

### 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
First Floor	1	1	1		3	3.0		1			1			1,940	1,940	0.00	0.00	99,479.20	99,479.20

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.968200	528.00	\$21,921	\$535	\$78,370	\$75,878

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	(2 X 6)	0	0	0	0
Ext Wall Material	Hd Bd	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	528	0.35	184.80

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.97	48	\$1,406	\$0	\$1,406	\$1,361

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	0.97	1,338	\$5,419	\$0	\$5,419	\$5,247

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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	1.00	1.00	0.97	200	\$1,080	\$0	\$1,080	\$1,046

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.00	1.00	0.97	65	\$1,211	\$0	\$1,211	\$1,172

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 5 ft	1.00	1.00	1.00	0.97	40	\$1,010	\$0	\$1,010	\$978

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$409,115	\$0	\$75,878	\$9,803	\$494,796	Residential	HS	<u>\$268,250</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537616		54943		\$465,108	0.94	<u>\$268,250</u>	<u>1.04</u>
				<u>\$465,108</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$268,250	\$497,402	\$765,652	\$121,964	\$214,453	\$336,417	\$4,830.71
2024	\$278,980	\$465,108	\$744,088	\$125,622	\$220,886	\$346,508	\$4,977.87