

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1955	1992	08/11/2014	sgibson	1.000000	82370	00000	00000	0.823700	1.000000	1.000000

Base Cost Value:	\$81,619
Inventory Adjustment Total:	\$10,499
Adjusted Base Cost:	\$92,119
DRC:	\$75,878
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	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	1,017	3	3,387
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Shake Medium	0	1,017	1	763
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Gas	0	0		0
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Bath Tub - Door	1	0	150	150
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	1	0	350	350
Plumbing	Toilet	1	0	300	300
Plumbing	Water Heater (Std)	1	0	400	400

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Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	2	1.0	0	1	0	0	1			1,017	1,017	0.00	0.00	81,619.15	81,619.15

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.723700	540.00	\$25,311	\$405	\$25,716	\$18,611

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Hip	0	0	0	0
Roofing Material	Shake Medium	0	0	405	405.00

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	Patio	1.00	1.00	1.00	0.82	27	\$122	\$0	\$122	\$100

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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	Fencing Cedar 6 ft	1.00	1.00	1.00	0.95	223	\$5,352	\$0	\$5,352	\$5,069

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	1.00	1.00	0.95	192	\$5,040	\$0	\$5,040	\$4,774

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	1.00	1.00	0.95	48	\$1,428	\$0	\$1,428	\$1,353

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	0.95	1,577	\$26,809	\$0	\$26,809	\$25,393

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.95	234	\$3,182	\$0	\$3,182	\$3,014

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$75,878	\$0	\$18,611	\$39,704	\$134,193	Residential	HS	<u>\$165,785</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
69941		6994		\$361,463	2.69	<u>\$351,060</u>	<u>2.20</u>
				<u>\$361,463</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$351,060	\$356,529	\$707,589	\$133,696	\$165,048	\$298,744	\$3,509.33
2024	\$365,102	\$361,463	\$726,565	\$137,706	\$169,999	\$307,705	\$3,884.05