

Valuation Report

Account: 245 Card: 1 of 1

Location: 47 BRALEY HEIGHTS

Neighborhood 10 19,000 schedule

Zoning/Use Residential-Farm
Topography
Utilities Drilled WellSeptic System
Street Paved

1

Reference 1 B3298P048

Reference 2 B3313P144

Tran/Land/Bldg 1 0 0

FLOOD MAP & 8C SHORELAND ZONE 0

Exemption(s) 9 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	19,570.00	19,570	100%		19,570
0.04	Acres-Secondary 1	1,500.00	60	100%		60
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 1.04					Land Total	27,130

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story Other 1 OTHER Units-0	2,568 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof	247,838 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2000 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	28,198
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,956
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,058
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	Typical	Typical	Average	Typical	288,050			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		84%	100% 100%	241,962			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	32	A 100	2,159	Avq.	84%	100%	100%	1,814
Open Frame Porch	1999	124	A 100	3,554	Avq.	84%	100%	100%	2,985
One Story Frame	1999	24	A 100	5,435	Avq.	84%	100%	100%	4,565
One Story Frame	1999	8	A 100	4,155	Avq.	84%	100%	100%	3,490
Frame Garage	1999	928	A 100	25,383	Avq.	84%	100%	100%	21,322
Unfin Basement	1999	928	A 100	10,982	Avq.	84%	50%	100%	4,612
Wood Deck	2002	124	B 100	967	Avq.	85%	100%	100%	822
2,600 SFLA		Field1				Outbuilding Total			39,610

Acpt Land

27,100

Accepted Bldg

281,600

Total

308,700

