

**Valuation Report**

Account: 494 Card: 1 of 1

Location: 375 CREASEY RIDGE RD

Neighborhood 5 11000 schedule

Zoning/Use Residential-Farm  
Topography  
Utilities Drilled WellSeptic System  
Street Street Surface  
  
1

**Sale Data**  
Sale Date 05/09/2006  
Sale Price 65,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2 B4871P102 B4883/292  
Tran/Land/Bldg 1 0 0  
FLOOD MAP & 9C SHORELAND ZONE 0  
Exemption(s) 9 0 0 Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	12,360.00	12,360	100%		12,360
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
0.68	Acres-Secondary 2	700.00	476	100%		476
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.68						Land Total 21,836

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 110	Base	77,982
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Average	Typical	77,982
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		82%	100% 100%	63,945

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	92	D 100	442	Avq.	82%	100%	100%	362
Stable with Loft	2006	1200	C 100	24,000	Avq.	88%	100%	100%	21,120
Frame Shed	2002	200	C 100	3,200	Avq.	85%	100%	100%	2,720
Frame Shed	2003	190	C 100	3,040	Avq.	86%	75%	100%	1,960
Frame Shed	2003	48	D 100	614	Avq-	77%	100%	100%	473
768 SFLA		Field1							
Outbuilding Total									26,635

**Acpt Land**

21,800

**Accepted Bldg**

90,600

**Total**

112,400

