

Account: 496 Card: 1 of 1

Location: 451 CREASEY RIDGE RD

Neighborhood 5 11000 schedule

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

Sale Data
Sale Date 11/06/2006
Sale Price 90,000
Sale Type Land Only
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 B4260P237
Tran/Land/Bldg 1 1 1
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-Unimproved Lot	12,360.00	12,360	100%		12,360
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
8.00	Acres-Secondary 2	700.00	5,600	100%		5,600
78.00	Acres-Woodland	450.00	35,100	100%		35,100
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 88.00						Land Total 62,060

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,680 Sqft	Grade A 100	Base	229,850
Exterior	Wood Siding	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	8				
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,230
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
2014	0	Modern	Modern	Average	Typical	239,080
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	219,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2014	108	B 100	842	Avq.	92%	100%	100%	775
Wood Deck	2014	436	B 110	3,741	Avq.	92%	100%	100%	3,442
Frame Garage	2014	1008	B 110	26,798	Avq.	92%	100%	100%	24,654
Unfinished Attic	2014	1008	B 110	5,044	Avq.	92%	100%	100%	4,640
Concrete slab	2014	1008	C 100	3,528	Avq.	92%	100%	100%	3,246
2,520 SFLA		Field1				Outbuilding Total			36,757

Acpt Land 62,100 **Accepted Bldg** 256,700 **Total** 318,800

