

Neighborhood 10 19,000 schedule

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

Sale Data
Sale Date 06/12/2012
Sale Price 284,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
FLOOD MAP & 6C 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
1.00	Acres-Secondary 1	1,500.00	1,500	100%		1,500
0.30	Acres-Secondary 2	700.00	210	100%		210
1.00	# -Lot Improvements	7,500.00	7,500	100%		7,500
Total Acres 2.30						Land Total 28,780

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,008 Sqft	Grade B 110	Base	168,162
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	1368 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	21,707
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,861
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Typical	Typical	Above Average	Typical	201,595
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						Value(Rcnld) 173,372

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	108	B 100	842	Avg.	82%	100%	100%	690
One Story Frame	1996	360	B 110	31,540	Avg+	86%	100%	100%	27,124
Finished Attic	1996	360	B 110	5,663	Avg+	86%	100%	100%	4,870
Unfin Basement	1996	360	B 110	4,579	Avg+	86%	100%	100%	3,938
Wood Deck	1996	852	C 100	5,112	Avg.	82%	100%	100%	4,192
Wood Deck	1996	594	C 100	3,564	Avg.	82%	100%	100%	2,922
Fin Garage	1996	784	B 100	22,391	Avg.	82%	100%	100%	18,361
Unfin Basement	1996	784	B 100	8,330	Avg.	82%	100%	100%	6,831
Finished Attic	1996	392	C 100	4,312	Avg.	82%	100%	100%	3,536
2,500 SFLA		Field1				Percent Good			Value Rcnld 72,464

Acpt Land

28,800

Accepted Bldg

245,800

Total

274,600

