

Bldg #2

PRINCIPAL BUILDING DESCRIPTION															GROUND PLAN SKETCH					BUILDING VALUE CALCULATIONS																																																														
BUILDING CLASS		412A		OBSERVED PHYSICAL CONDITION					Good.... Normal.... Fair.... Poor.../ Actual Age...15... Eff. Age.....					1N 290 45																																																																				
TYPE AND USE		3) ROOF		6) PLUMBING		9) BASEMENT																																																																												
Combination Stores and		Roof Construction:		Utility Connections:		None ☒ Full Height																																																																												
Apt. ☐ Offices ☐ Loft ☐		Wood ☒ Steel Deck ☐		Sewer..... Water.....		Partial: Sq. Ft.																																																																												
Hotel ☐ Store ☐		Reinforced Concrete		Fixtures: Single		Finished Sq. Ft.																																																																												
Office ☐ Bank ☐		Precast Plank		2 Fixt.		Floor: Dirt Wd. Conc.																																																																												
Theatre ☐ Gas Sta. ☐		Roofing:		3 Fixt.		10) AIR CONDITIONING																																																																												
Auto Showrm. & Gar.		Prepared Roll ☒ Shingle ☐		Baths Kitchens		Washed																																																																												
Industrial ☒		Built-up ☐ Corr. Metal ☐		Modern		Refrigerated																																																																												
Warehouse ☒		Slate ☐		Average		Full floor area																																																																												
				Old		No. of floors																																																																												
STRUCTURAL FRAME		4) FLOORS		7) ELECTRIC WIRING		11) FIRE PROTECTION																																																																												
Columns		Conc. ☐ Wood ☒ Steel ☐		Floor Construction		Conduit ☒ Power Wiring ☐		Sprinkler (Flr. area) ☒																																																																										
Main Beams		Wood ☒ DIRT		Flr. #		8) HEATING		100/10																																																																										
Joists		Conc. on Grade				None Stove																																																																												
Trusses		Reinf. Conc.		Finish Flooring		Hot Air:		Type # Cap. Flrs																																																																										
Girder		Wood				Pipeless Grav. Forced		Passenger																																																																										
Stl. Bar Joists		Asph. Tile				Fan Units		Freight																																																																										
		Terrazzo				Steam or Hot Water ☒		Self-service																																																																										
Height in Stories		Ceramic Tile				Stoker ☐ No Boiler ☒		Manual																																																																										
1) FOUNDATION				5) INTERIOR FINISH		NOTES																																																																												
Masonry ☒				Apt. Area																																																																														
Wood or Block Piers				No. Units: No. Rms.																																																																														
2) EXT. WALL CONSTR.																																																																																		
		Frt. Side Rear		Story 1 2 3																																																																														
Wood:				Amount																																																																														
Lined				Office Area																																																																														
Unlined				Sm. Lg.																																																																														
Brick				Other Area																																																																														
Concrete Blk.				Type																																																																														
Stone				Amount																																																																														
Concrete																																																																																		
Corr. Iron ☒		☒		Partitions		Lin. Ft. Hgts.																																																																												
Other				Wood Stud																																																																														
Store Fronts				Plas. Side																																																																														
Fair Avg. Modern				Masonry		43 18																																																																												
				Plas. D Side																																																																														
				Firewalls																																																																														
RENTS:																																																																																		
HEAT BY: OWNER				TENANT																																																																														
DESCRIPTION, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS																																																																																		
Bldg. Ident.	Class No.	Dimensions			Foundation	Floor	Roof	Walls	Missing Wall	Heat	Light	Plbg.	Age	Area	Unit Cost	Adds and Deducts	Replacement Cost	Net Cond. %	Value																																																															
		Width	Depth	Height																																																																														
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">DEPRECIATION AND OBSOLESCENCE</th> </tr> <tr> <th colspan="4">DEPRECIATION</th> </tr> </thead> <tbody> <tr> <td>a. Effective Age Depr.</td> <td colspan="2">70 %</td> <td></td> </tr> <tr> <td>b. Observed Physical Cond.</td> <td colspan="2">10 %</td> <td></td> </tr> <tr> <td>c. Net Condition</td> <td colspan="2">(20 %)</td> <td></td> </tr> <tr> <th colspan="4">OBSOLESCENCE</th> </tr> <tr> <td>d. Overimprovement</td> <td colspan="2"></td> <td>%</td> </tr> <tr> <td>e. Underimprovement</td> <td colspan="2"></td> <td>%</td> </tr> <tr> <td>f. Functional</td> <td colspan="2"></td> <td>%</td> </tr> <tr> <td>g. Economic</td> <td colspan="2"></td> <td>%</td> </tr> <tr> <td>h. Net Condition</td> <td colspan="2"></td> <td>%</td> </tr> <tr> <td colspan="4">FINAL NET COND. %</td> </tr> <tr> <td colspan="4">SUMMARY OF APPRAISED VALUE</td> </tr> <tr> <td>Principal Building Value</td> <td colspan="2">18040</td> <td></td> </tr> <tr> <td>Accessory Building Value</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>TOTAL BUILDING VALUE</td> <td colspan="2"></td> <td></td> </tr> </tbody> </table>																			DEPRECIATION AND OBSOLESCENCE				DEPRECIATION				a. Effective Age Depr.	70 %			b. Observed Physical Cond.	10 %			c. Net Condition	(20 %)			OBSOLESCENCE				d. Overimprovement			%	e. Underimprovement			%	f. Functional			%	g. Economic			%	h. Net Condition			%	FINAL NET COND. %				SUMMARY OF APPRAISED VALUE				Principal Building Value	18040			Accessory Building Value				TOTAL BUILDING VALUE			
DEPRECIATION AND OBSOLESCENCE																																																																																		
DEPRECIATION																																																																																		
a. Effective Age Depr.	70 %																																																																																	
b. Observed Physical Cond.	10 %																																																																																	
c. Net Condition	(20 %)																																																																																	
OBSOLESCENCE																																																																																		
d. Overimprovement			%																																																																															
e. Underimprovement			%																																																																															
f. Functional			%																																																																															
g. Economic			%																																																																															
h. Net Condition			%																																																																															
FINAL NET COND. %																																																																																		
SUMMARY OF APPRAISED VALUE																																																																																		
Principal Building Value	18040																																																																																	
Accessory Building Value																																																																																		
TOTAL BUILDING VALUE																																																																																		

Meas. By _____

Insp. By AF Date 5-22

Est. By _____ Date _____

No Ans. 1st Call on _____

No Ans. 2nd Call on _____

Inspection Refused on _____

19