

SC	LAND	BLDG.	NET
V	VALUE	VALUE	VALUE
VW	TAXABLE	TAXABLE	TAXABLE

1989	205	7800SF	2	[REDACTED]	152,600	48,100	200,700
	7	2SF		[REDACTED]			
	011700	0.1791 Acres		10 BAYVIEW AVE	15,500	37,500	53,000

BUILDING VALUE CALCULATION

DATE	PERMIT NO.	IMPROVEMENT ERRECTED	AMOUNT	INSPECTION BY
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ADDITIONAL INFORMATION ON MAJOR ALTERATIONS TO PRINCIPAL BUILDING —
OTHER SPECIAL NOTES

Section	Description	Area	Cost	+Const	% Fact	1.00
0. 1	First Story	1100 x	15.84 + 7244 x	1.14		25566
0. 2	Upper Story	680 x	11.25 + 2175 x	1.14		11200
0. 3	Half Story	361 x	6.55 + 1077 x	1.14		3923
3. 1	Basement	986 x	3.15 + 760 x	1.15		4377

LAND VALUE CALCULATION

Zone	R-B1	Base	Tab	Fact	Tri	Fa	Adjust	Value
52	X	150	2550	R100	1	17	2983	50
Total								(155142
Excess Frontage				2 @	1275			155142
Net Land Value								2550
(7800	SF @ \$	19	56	per S. F.)				152592

1975 Replacement Cost	60,940
1989 Cost Conversion Factor	2.20
1989 Cost	134,070
117 Year Depreciation	48,131
Total Building Value	48,131
Total Land Value	152,592
Total Property Value	200,723
Value Per Room (9 Rooms)	22,303

LAND DESCRIPTION

SALES RECORD			Location Adjustment Factor
Date	Sale Price	Ratio	
1/17/85	100,000		Adjusted Value

TOPOGRAPHY	STREET	IMPROVEMENTS	ZONING	ACREAGE
Level _____	Paved _____	Sidewalks _____	Agricultural _____	Homestead _____
Low _____	Penetration _____	Curbs _____	Residential _____	Cultivated _____
High _____	Gravel _____	Water _____	Apartment _____	Pasture _____
Rolling _____	Dirt _____	Sewer _____	Commercial _____	Forest _____
Other _____	Paper _____	Gas _____ Elec. _____	Industrial _____	Swamp _____

511,770.3	177,000	Total Land Appraisal	152,600
		Total Building Appraisal	48,100
		TOTAL APPRAISE VALUE	200,700

INTERIOR ; O.K. _____ Assumed _____
Card _____ of _____ Cards

Scale: 1" = 20'

RANCH										SPLIT LEVEL		BILVEL		CAPE COD		COLONIAL		OTHER	
ROOM BREAKDOWN (1 TO 3 FAMS.)																			
Living Room	Dining Room	Dinette	Brd. Room	Kitchen	Bath-Room	Powder Room	Rec. Room	Other	Total Rooms										
1	1		2	1	1				5										
1			2	1	1				4										
Floor	Roof	Walls	Airs	Unit Cost	Replacement Cost	Cost Conversion Factor	Total Replacement Cost	Net Cond %	Net Appraisal										
			440	200															
OTHER LAYOUT NOTES:																			
VALUE PER ROOM _____																			
VALUE PER SQ. FT. _____																			
Total Rooms: 9																			
Out Bldgs: _____																			
FLOOR AREA SUMMARY																			
1ST STORY										1180									
UPPER STORY										680									
1/2 STORY										361									
FLOOR AREA										2221									
Accessory Buildings Appraisals																			
DEPRECIATION & OBsolescence																			
Effective Age Depreciation: _____%																			
Observed Physical Cond: _____%																			
Obsolescence: _____%																			
Total Depreciation: _____%																			
FINAL NET CONDITION: _____%																			

