

LOCATION: 702 SPRINGFIELD AVE

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L: 79,800 B: 110,800 T: 190,600
MAP: 36 SEQ# 01635 CLASS: 2

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EFF AGE:		PHYS /NC:	.69
FUNC:	UNDER:		
ECON:	OVER:	.08	OBS/NC: .92

KITCHEN M: A: 1 O::

FINAL NET CONDITION: .63

[illegible]

B5 GAR.			
AT GAR.			
CAR PT			
CANOPY	24	2.61	7.13
TOTAL GARAGE			71 71

OTHER IMPROVEMENTS		AREA	RATE	FNC	Q/F	CCF	COST
1							

TOTAL OTHER IMP.	3,883
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SUMMARY

TOTAL BASE REPLACEMENT COST	81,253
CONVERSION FACTOR	2.50
REPLACEMENT COST NEW	203,132

FINAL NET CONDITION	63
BLDG. APPRAISED VALUE	127,973
OTHER IMPROVEMENTS	3,883
MARKET	21,096-
	16 %

TOTAL BUILDING VALUE	110,800
TOTAL LAND VALUE	79,800
TOTAL APPRAISED VALUE	190,600

1-75800 1-105900 7-121080
SALE PRICE: \$11,500
SALE DATE: 6/04/81

STREET	UTILITIES	GAS	SIDEWALK
1906001	119800	1-79800	

ELECTRIC
SEWER & WATER
NO CURB
PAVED STREET

SOURCE: OWNER
INSP. DATE: 04/07/87

CARD PRINTED: 02/15/96

BLDG PROGRAM: CV1422887
LAND PROGRAM: LAND1984
COLLECTOR NUMBER: 0000
APPRAISAL CO.: CERTIFIED VALUATIONS INC

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PART	STY	PSMT	UNE	ATTACH	W.	LT	SOFT	ADH	LOG	IDP
A	2.0	FULL			22	28	615	A	AT	
B	2.0	FULL			23	17	357	A	AT	
C**	1.0	OVHG			21	1	21	8	AT	
D	1.0	FULL			6	6	36	A	RT	
E	2.0	FULL			4	2	88	D	RT	
F	2.0	CNSH			5	135	75	A	LT	13

LAND DATA	FRT	FOOT VALUE	STD FRONT
NET: 06		ACRE VALUE	DEPTH
ZONE: 00		LOT VALUE	
		100,000	
		105,000	

	LOT VALUE	103,000				VALUE
EFT EDP	DPF	FFF	DEP	ADJ	RATE	
50	120					84,000
1	LOT(S)					10,960
.137	ACRE		.80		80,000	15,193-
LOC. ADJUST-	MARKET-16%					

TOTAL LAND VALUE 79,800.

LAND DEPRECIATION 758000

TRAFFIC	.20	ACCESS	.00	UTILITIES	.00
TOPOGRAPHY	.00	WETLAND	.00	USE	.00
SHAPE/SIZE	.00	EASEMENT	.00	ECONOMIC	.00

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