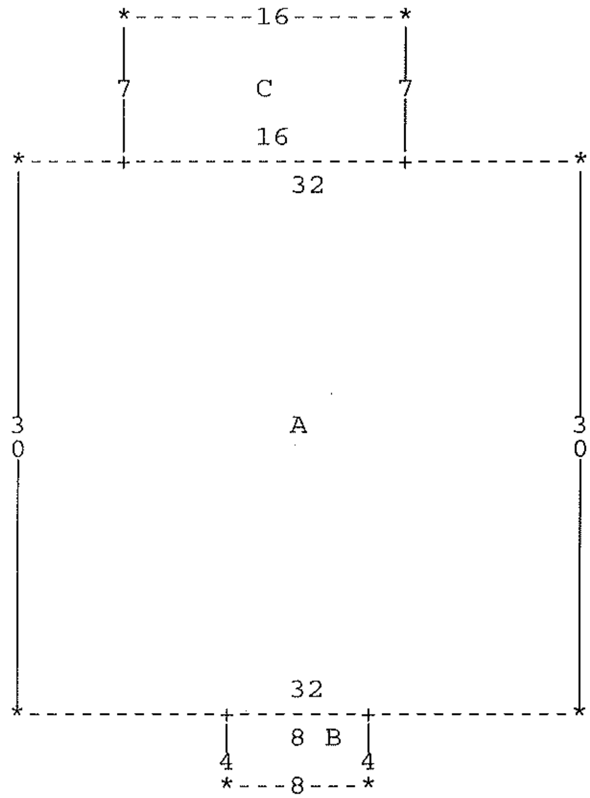
BLK 50 10 SO. 8TH AVE
LOT 12 L13
CARD 01 OF 01 VCS= S15 CLASS= 2 ZONE= MAP= 10

US BANK TRUST NA C/O RESICAP
SALE DATE 061318 PRICE 100
BLDG CLS= 18 INT COND= FAIR
YR BUILT= 1915 EXT COND= FAIR
EXT. FIN= ALUM/VINYL LAY COND= FAIR

---- BUILDING CALCULATIONS ----

DESCRIPT	UNITS	RATE	QFAC	VALUE
MAIN BUILDING CALCULATIONS				
1ST FLOOR	960	23.40	1.35	30321
** TOTAL MAIN BUILDING VALUE				30321
ATTACHED ITEM CALCULATIONS				
OPEN PORCH	32	8.16	1.30	339
GLAZ PORCH	112	8.49	1.30	1236
** TOTAL ATTACHED ITEM VALUE				1575
ADD / DEDUCT CALCULATIONS				
BASEMENT	960	3.88	1.32	4916
FIN BSMT	480	5.27	1.30	3290
RADIATORS	1200	1.67	1.15	2300
2FIX BATH	1	625.00	1.15	719
FIN ATTIC	960	3.06	1.16	1703
UNF ATTIC	960	1.63	1.16	907
** TOTAL ADD/DEDUCT VALUE				13836

REPLACEMENT COST (1975)	45732
COST CONVERSION FACTOR	1.80
REPLACEMENT COST NEW	82318
NET COND *OVERRIDE*	.650
MARKET ADJUSTMENT	1.00
APPRAISED BLDG. VALUE	53507
ACCESS/FARM BUILDINGS	6214
TOTAL IMPROVEMENT VALUE	59700



MAIN BUILDING AREAS

DESCRIPT.	BSMT	FRST	UPPR	HALF	ATTC
A A-1S-B	960	960			960
TOTAL	960	960			960

ATTACHED ITEM AREAS

DESCRIPT.	AREA
B OPEN PORCH	32
C GLAZ PORCH	112

DETACHED ITEMS (COST CONV. FAC.=1.80)

DESCRIPT.	AREA	RATE	QFAC	COND	VALUE
DET. GAR.	216	9.93	1.24	.63	3017
POOL GUNT	425	13.93	.60	.50	3197

**** LAND CALCULATIONS ****

FRNT FOOT	AVER DPTH	DPTH FAC.	NO OF UNITS	UNIT RATE	---ADJUSTMENT--- INFL(+)	COND(-)	VALUE
30	100	1.00	30.00	1185			35550
20	100	1.00	20.00	300			6000
			* TOTAL LAND VALUE				41550

--- FINAL VALUATION SUMMARY ---

LAND	IMPROVEMENT	TOTAL
41,600	59,700	101,300

ALUM SIDE = CLASS ADJ = 1.05

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