

50.00 NEIGHBORHOOD

- ☒ 01 TYPICAL
- ☐ 02 INFERIOR
- ☐ 03 SUPERIOR
- ☐ 04 STABLE
- ☐ 05 DECLINING
- ☐ 06 IMPROVING
- ☐ 07 RURAL
- ☐ 08 CROSSROADS
- ☐ 09 SUBURBAN
- ☐ 10 URBAN
- ☐ 11 SUBDIVISION
- ☐ 12 MIXED

51.00 VIEW

- ☒ 01 TYPICAL
- ☐ 02 DETRIMENTAL
- ☐ 03 ENHANCING
- ☐ 04 LAKE VIEW

52.00 UTILITIES

- ☒ 01 ALL
- ☐ 02 ELECTRIC
- ☐ 03 GAS
- ☐ 04 WATER
- ☐ 05 SEWER
- ☐ 06 WELL
- ☐ 07 SEPTIC
- ☐ 08 SUMP/SEW CONN
- ☐ 09 SUMP/NO SEW
- ☐ 90 NONE

53.00 INFO. BY

- ☐ 01 OWNER
- ☐ 02 SPOUSE
- ☐ 03 TENANT
- ☒ 04 AGENT
- ☐ 05 AT DOOR
- ☐ 06 REFUSED
- ☐ 07 ESTIMATED

54.00 ROAD QF

- ☒ 01 PAVED
- ☐ 02 GRAVEL
- ☐ 03 DIRT
- ☐ 04 PRIVATE
- ☐ 90 NONE

55.00 CURBING QF

- ☒ 01 YES
- ☐ 90 NONE

56.00 SIDEWALK QF

- ☒ 01 YES
- ☒ 90 NONE

62.00 LAND COND.

- ☐ 01 NO RGHT TO BLDG
- ☐ 02 ALLEY SHAPE
- ☐ 03 FLAG LOT
- ☐ 04 SEVERE EASEMNTS
- ☐ 05 UNIMPV ROAD
- ☐ 06 SLOPE
- ☐ 07 LAND LOCKED
- ☐ 08 FLOOD PLAIN
- ☐ 09 SHARED DRIVEWAY
- ☐ 10 POOR LOCATION
- ☐ 11 TOPOGRAPHY
- ☐ 12 TRIANGLE
- ☐ 13 IRREGULAR
- ☐ 14
- ☐ 15

61.00 MARKET INFLUENCE

- ☐ 01 OVERBUILT
- ☐ 02 UNDERIMPROVED
- ☐ 03 POOR LAYOUT
- ☐ 04 NEXT COMM.
- ☐ 05 TRANSITIONAL
- ☐ 06 NO PARKING
- ☐ 07 POOR STYLE
- ☐ 08 NO GARAGE
- ☐ 09 INDUS. LOC.
- ☐ 10 POWER LINES
- ☐ 11 NO STR. LIGHT
- ☐ 12 INFERIOR SERV
- ☐ 13 SUPERIOR SERV
- ☐ 14 HEAVY TRAFFIC
- ☐ 15 LIGHT TRAFFIC
- ☐ 16 UNDERGRD UTIL
- ☐ 17 FUNC OBSOL.
- ☐ 18 ECON OBSOL.

63.00 LAND INFLUENCE

- ☐ 01 COMMERCIAL
- ☐ 02 VIEW
- ☐ 03 MISC.
- ☐ 04
- ☐ 05
- ☐ 06
- ☐ 07
- ☐ 08
- ☐ 09
- ☐ 10
- ☐ 11
- ☐ 12
- ☐ 13
- ☐ 14
- ☐ 15
- ☐ 16

15.00 ACCESSARY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE

CODE LEGEND:		
01=DET. GARAGE	09=POOL VINYL	17=FARM SHED
02=DET. CARPORT	10=POOL ABV GRND	18=POLE BARN
03=SHED 1 STORY	11=C.C. PAVING	19=STABLE
04=SHED 1.5 STY	12=ASPHALT PAVING	20=POULTRY SHED
05=SHED 2 STORY	13=TENNIS COURT	21=SILO
06=FIN SHED 1STY	14=BARN	22=SMALL SHED
07=FIN SHED 1.5S	15=DAIRY BARN	23=
08=POOL GUNITE	16=BARN W/LOFT	24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62		#63	
						ADJ. CODE	ADJ. PCT.	ADJ. CODE	ADJ. PCT.
1									
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	#62		#63	
					ADJ. CODE	ADJ. PCT.	ADJ. CODE	ADJ. PCT.
1		05	100					
2		06	100					
3		07	191					
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	BH	5-31-91
LIST	BH	5-31-91
PRICE		
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	BH	5-31-91
#2		
#3		
#4		

85.00 COMMENTS

01

02

03

04

05

06

07

08

09

INSPECTION SIGNATURE

DATE

21.00 TYPE + USE

- _____ 10 ONE FAMILY
- _____ 20 DUPLEX
- _____ 30 ROW/TOWNHOUSE
- _____ 31 END ROW/TOWN
- _____ 42 MULTIFAMILY 2
- _____ 43 MULTIFAMILY 3
- _____ 44 MULTIFAMILY 4
- _____ 51 CONVERSION 1
- _____ 52 CONVERSION 2
- _____ 53 CONVERSION 3
- _____ 54 CONVERSION 4
- _____ 55 CONVERSION 5
- _____ 60 CONDOMINIUM

22.00 STORY HEIGHT

- _____ 01 1 STORY
- _____ 02 1 STORY W/ATT
- _____ 03 1½ STORY
- _____ 04 2 STORY
- _____ 05 2 STORY W/ATT
- _____ 06 2½ STORY
- _____ 07 3 STORY
- _____ 08 3 STORY W/ATT
- _____ 09 3½ STORY

23.00 DESIGN + STYLE

- _____ 01 CONVENTIONAL
- _____ 02 COLONIAL
- _____ 03 RANCH
- _____ 04 RAISED RANCH
- _____ 05 CAPE
- _____ 06 SPLIT LEVEL
- _____ 07 BI-LEVEL
- _____ 08 CONTEMPORARY
- _____ 09 COTTAGE
- _____ 10 OLD STYLE
- _____ 80 OTHER

24.00 ROOF TYPE

- _____ 01 FLAT/SHED
- _____ 02 GABLE
- _____ 03 GAMBREL
- _____ 04 HIP
- _____ 05 MANSARD
- _____ 06 CONTEMPORARY
- _____ 80 OTHER

25.00 ROOF MATERIAL

- _____ 01 BUILT-UP
- _____ 02 METAL
- _____ 03 ROLL
- _____ 04 ASPHALT SHINGLE
- _____ 05 SLATE
- _____ 06 TILE
- _____ 07 WOOD SHINGLE
- _____ 80 OTHER

26.00 EXT. FIN. AREA QF

- _____ 01 WOOD SIDING
- _____ 02 WOOD SHINGLE
- _____ 03 ALUM/VINYL
- _____ 04 ASBESTOS
- _____ 05 STUCCO
- _____ 06 CINDERBLK
- _____ 07 PLYWOOD PNL
- _____ 08 ALL BRICK
- _____ 09 ALL STONE
- _____ 10 PT BRICK
- _____ 11 PT STONE
- _____ 80 OTHER

27.00 FOUNDATION

- _____ 01 PILING
- _____ 02 BLOCK/CONCRETE
- _____ 03 BRICK
- _____ 04 STONE
- _____ 05 POST/PIER
- _____ 06 CONCRETE SLAB

28.00 INTERIOR FINISH

- _____ 01 DRYWALL
- _____ 02 PLASTER
- _____ 03 KNOTTY PINE
- _____ 04 WOOD PANEL
- _____ 05 WALL BOARD
- _____ 06 PAINTED C.B.

29.00 FLOOR FINISH

- _____ 01 HARDWOOD
- _____ 02 PINE
- _____ 03 MIXED
- _____ 04 SINGLE
- _____ 05 COMPOS. TILE
- _____ 06 PART CARPET
- _____ 07 PART TILE
- _____ 08 CERAMIC TILE
- _____ 09 CONCRETE SLAB
- _____ 10 EARTH BASEMENT

30.00 BASEMENT AREA QF

- _____ 01 SF FINISH
- _____ 02 SF LIVING
- _____ 90 NONE

31.00 HEATING SOURCE

- _____ 01 ELECTRIC
- _____ 02 GAS
- _____ 03 OIL
- _____ 04 COAL
- _____ 05 SOLAR
- _____ 90 NONE

32.00 HEAT SYS. AREA QF

- _____ 01 FLOOR/WALL
- _____ 02 AIR GRVTY
- _____ 03 FORCED AIR
- _____ 04 HOTWTR BB
- _____ 05 WATER RAD
- _____ 06 ELEC. BB
- _____ 07 RADNT ELEC
- _____ 08 HEAT PUMP
- _____ 09 UNIT HEATR
- _____ 90 NONE

33.00 ELECTRIC

- _____ 01 ADEQUATE
- _____ 02 LIMITED
- _____ 90 NONE

34.00 AIR COND. AREA QF

- _____ 01 ALL SEPARATE
- _____ 02 ALL COMBINE
- _____ 03 ALL UNIT
- _____ 04 PT. SEPRT.
- _____ 05 PT. COMB.
- _____ 06 PT. UNIT
- _____ 90 NONE

35.00 PLUMBING NO. QF

- _____ 01 4FIX BATH
- _____ 02 3FIX BATH
- _____ 03 2FIX BATH
- _____ 04 1FIX BATH
- _____ 05 KITCH SINK
- _____ 06 SOLAR HOT
- _____ 07 LAUNDRY T8
- _____ 08 WATER HTR
- _____ 09 HOT TUB
- _____ 10 JACUZZI
- _____ 90 NONE

36.00 FIREPLACE NO. QF

- _____ 01 1 STORY
- _____ 02 1½ STORY
- _____ 03 2 STORY
- _____ 04 SAME STACK
- _____ 05 FREESTNDING
- _____ 06 HEATLTOR+FAN
- _____ 90 NONE

37.00 ATTIC + DORM. AREA QF

- _____ 02 FINISH ATTC
- _____ 03 DORMER1 (L)
- _____ 04 DORMER2 (L)

38.00 UNF. AREAS AREA QF

- _____ 01 FULL STORY
- _____ 02 HALF STORY

39.00 MISCELLANEOUS NO. QF

- _____ 01 RANGE/OVEN
- _____ 02 FREESTND RANGE
- _____ 03 ELECTRONIC OVEN
- _____ 04 DISHWASHER
- _____ 05 EXTRA KITCHEN
- _____ 06 MODERN KITCHEN
- _____ 07 OLD FASH. KIT.
- _____ 08 CENTRAL VACUUM
- _____ 09 INTERCOM
- _____ 10 SECURITY SYS.
- _____ 11 SMOKE DETECT
- _____ 12 ELEC OVHD DOOR
- _____ 13 SPRINKLER
- _____ 14
- _____ 15
- _____ 16

40.00 WRITE-INS VALUE QF

- 01 _____
- 02 _____

41.00 GARAGES NO CARS

- 01 ATTC GAR _____
- 02 BUILT IN _____
- 03 BASM GAR _____

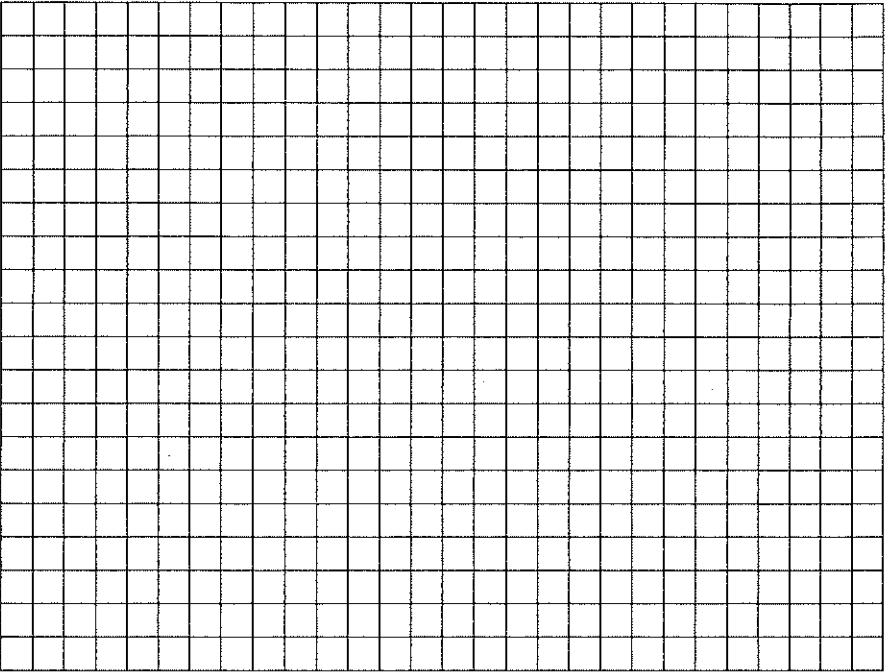
BLOCK _____ LOT _____ QUAL _____ CARD _____ OF _____ V.C.S. *RNW*

BLDG. CLASS _____

PROP. CLASS _____

YEAR BUILT _____

BUILDING SKETCH (1 SQUARE EQUALS _____)



01.00 FLOOR DIMENSIONS

SEG	STYS	DESC.	BSMT	FRST	UPPR	HALF	ATTC

11.00 ATTACHED ITEMS

CODE	SEG.	AREA	ATTACH CODE LEGEND		
			01=WOOD DECK	06=GLAZ PORCH	11=ATT CANOPY
			02=CONC PATIO	07=ENCL PORCH	12=BI GARAGE
			03=FLAG PATIO	08=BSMT GAR.	13=BI OPN PCH
			04=BRCK PATIO	09=ATT. GAR.	14=BI ENC PCH
			05=OPEN PORCH	10=ATT CARPRT	

45.00 ROOM CNT.	B	1	2	3
01 LIVING RM				
02 DINING RM				
03 KITCHEN				
04 BATH				
05 BEDROOM				
06 REC. ROOM				
07 DEN/OFFICE				

60.00 NET CONDITION	CODE
01 INTERIOR FINISH	
02 EXTERIOR FINISH	
03 LAYOUT	

CODES: 1=EXCEL 3=FAIR 5=DLAP
 2=GOOD 4=POOR

65.00 CAPITAL IMPROVEMENTS

	CODE	DATE	COST
01			
02			
03			

CAPITAL IMPROVE CODES:
01=KITCHEN 04=ATTIC
02=PLUMBING 05=BASEMENT
03=HEATING 06=ADDITION

DATE _____

APPRAISAL SYSTEMS, INC
REAL ESTATE APPRAISAL SERVICES

BLDG CLASS

V.C.S.

YEAR BUILT

EFF. YEAR

PROP. CLASS

21. TYPE & USE

10 ONE FAMILY

20 DUPLEX

30 ROW/TWNHSE

31 ENDROW/TWN

42 MULTIFAM 2

43 MULTIFAM 3

44 MULTIFAM 4

51 CONVERSION

52 CONVERSION 2

53 CONVERSION 3

54 CONVERSION 4

55 CONVERSION 5

60 CONDOMINIUM

22. STORY HEIGHT

01 1 STORY

02 1 STORY W/ ATT

03 1.5 STORY

04 2 STORY

05 2 STORY W/ ATT

06 2.5 STORY

07 3 STORY

08 3 STORY W/ ATT

09 3.5 STORY

23. DESIGN & STYLE

01 CONVENTIONAL

02 COLONIAL

03 RANCH

04 RAISED RANCH

05 CAPE

06 SPLIT LEVEL

07 BI-LEVEL

08 CONTEMPORARY

09 COTTAGE

10 OLD STYLE

11 EXP RANCH

12 TUDOR

13 LOG HOME

14 VICTORIAN

15 CONDOMINIUM

16 TOWNHOME

17 GARAGE APT.

80 OTHER

24. ROOF TYPE

01 FLAT/SHED

02 GABLE

03 GAMBREL

04 HIP

05 MANSARD

06 CONTEMPO.

80 OTHER

25. ROOF MATERIAL

01 BUILT-UP

02 METAL

03 ROLL

04 ASPHALT SHINGLE

05 SLATE

06 TILE

07 WOOD SHINGLE

80 OTHER

26. EXT FIN.

01 WD SIDING

02 WD SHINGLE

03 ALUM/VINYL

04 ASBESTOS

05 STUCCO

06 CBLOCK

07 PLYWD PNL

08 ALL BRICK

09 ALL STONE

10 PT. BRICK

11 PT. STONE

12 LOG

80 OTHER

27. FOUNDATION

01 PILING

02 BLOCK/CONCRETE

03 BRICK

04 STONE

05 POST/PIER

06 CONCRETE SLAB

28. INTERIOR FIN.

01 DRYWALL

02 PLASTER

03 KNOTTY PINE

04 WD PANEL

05 WALL BOARD

06 PAINTED CB

07 COMBINATION

80 OTHER

29. FLOOR FINISH

01 HARDWOOD

02 PINE

03 MIXED

04 SINGLE

05 COMPOS. TILE

06 PT. CARPET

07 PT. TILE

08 CERAMIC TILE

09 CON. SLAB

10 EARTH BSMT.

30. BASEMENT

01 S.F. FINISH

02 S.F. LIVING

03 UNFINISHED

90 NO BSMT

HEATED

UNHEATED

31. HEATING SOURCE

01 ELECTRIC

02 GAS

03 OIL

04 COAL

05 SOLAR

90 NONE

32. HEAT SYS

01 FLR/WALL

02 GRAVITY

03 FORCE AIR

04 HWBB

05 RADIATOR

06 ELEC. BB

07 RADIANT

08 HEAT PUMP

09 UNIT HEAT

90 NONE

33. ELECTRIC

01 ADEQUATE

02 LIMITED

90 NONE

34. AIR COND

01 ALL SEP

02 ALL COMBO

03 ALL UNIT

04 PT SEP.

05 PT. COMBO

06 PT. UNIT

90 NONE

35. PLUMBING

19 6F BATH

20 5F BATH

DATA ENTER IN MISC.

01 4F BATH

02 3F BATH

03 2F BATH

04 1F BATH

05 KITCH SINK

06 SOLAR HOT

07 LAUND TUB

08 WATERHTR

09 HOT-TUB

10 JACUZZI

90 NONE

36. FIREPLACE

01 1STY STACK

02 1.5STY STACK

03 2STY STACK

04 SAME STACK

05 FREESTAND

06 HTLTR/FAN

07 WOODSTOVE

08 GAS FP

90 NONE

37. ATTIC & DORM

02 FINISH ATTIC

03 DORMER1 (L)

04 DORMER2 (L)

05 UNFIN ATTIC

06 NO ATTIC

HEATED

UNHEATED

38. UNF. AREAS

01 FULL STORY

02 HALF STORY

39. MISC.

01 RANGE/OVEN

02 FREE RANGE

03 ELEC OVEN

04 DISHWASH

05 EXTRA KIT

06 MOD KIT

07 OLD KIT

08 CNTRL VAC

09 INTERCOM

10 SECURITY

11 SMOKE DET

12 EL OVHD DR

13 SPRINKLER

14 MOD BATH

15 OLD BATH

16 SAUNA

17 ELEVATOR

18 WALK OUT BSMT

19 SEE 6F BATH

20 SEE 5F BATH

21 SEE TABLES

40. WRITE-INS

01

02

41. GARAGES

01 ATT GARAGE

02 BUILT IN

03 BSMT GARAGE

60. NET CONDITION

01 INTERIOR FINISH

02 EXTERIOR FINISH

03 LAYOUT

1=EXC 4=FAIR
2=GOOD 5=POOR
3=AVG 6=DLAP

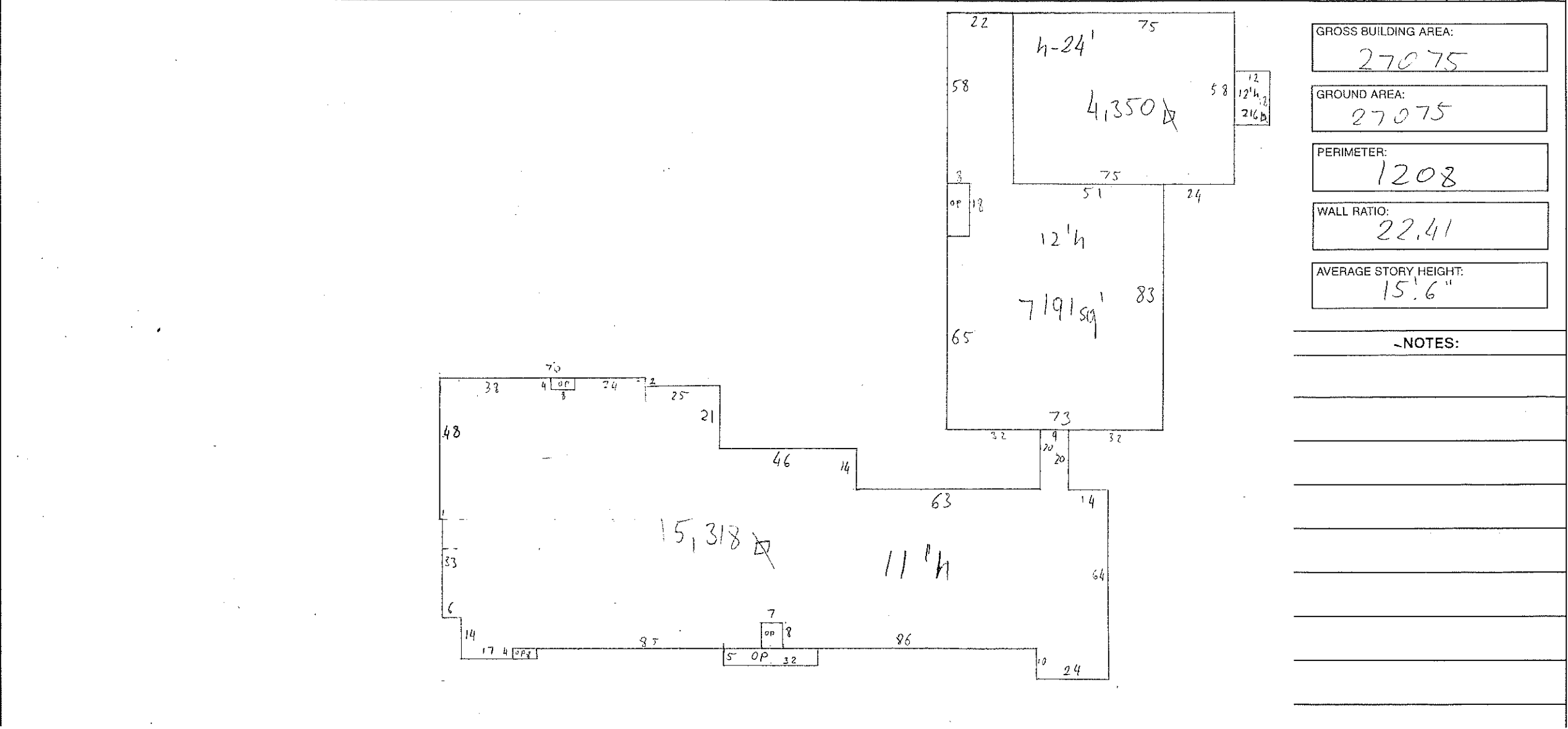
45. ROOM COUNT

	B	1	2	3
01 LIVING ROOM				
02 DINING ROOM				
03 KITCHEN				
04 BATH				
05 BEDROOM				
06 REC ROOM				
07 DEN/OFFICE/OTHER				

ATTACHED / Z'd ITEMS

ITEM	AREA	ITEM	AREA
01 WOOD DECK		07 ENCL. PORCH	
02 CONC PATIO		08 BSMT GARAGE	
03 FLAG PATIO		09 ATT GARAGE	
04 BRICK PATIO		10 ATT CARPORT	
05 OPEN PORCH		11 ATT CANOPY	
06 GLASS PORCH		12 OTHER:	

	RECORD OF OWNERSHIP								
	OWNER	DEED DATE	DATE REC.	BOOK	PAGE	SRIA NO.	USABLE	RATIO	SALE PRICE



FOR USE WITH MARSHALL & SWIFT COMPUTERIZED SERVICE

1. COST ESTIMATE FOR:

2. PROPERTY OWNER:

3. BLOCK 1421 LOT: 14 ADDRESS: 2282 Lanes Mill rd

4. CARD: 2 OF: 2

5. INSPECTED BY: G.D.

6. DATE INSPECTED 11/18

7. INTERIOR: EXTERIOR: V

8. CONSTRUCTION CLASS:

A. FIREPROOF STRUCTURAL STEEL FR.

B. REINFORCED CONCRETE FRAME

C. MASONRY BEARING WALLS

D. WOOD OR STEEL FRAMED EXT. WALL

E. METAL FRAME AND WALLS

9. LOCAL MULTIPLIER OR ZIP:

10. COST RANK

1. LOW

2. AVERAGE

11. TOTAL FLOOR AREA:

12. SHAPE OR PERIMETER

1. APPROX. Square

2. SLIGHTLY IRR.

13. NUMBER OF STORIES:

14. AVG. STORY HEIGHT: 15' 6"

15. EFFECTIVE AGE:

16. CONDITION

1. WORN OUT

2. BADLY WORN

3. AVERAGE

17. EXTERIOR WALL

1. PUBLIC WATER

2. CURBS

3. UNPAVED ROAD

4. PUBLIC SEWER

5. ELECTRIC

18. HEATING, COOLING & VENTILATION

1. ELEVATORS

20. SPRINKLERS

21. BASEMENT

19. ELEVATORS YES NO

20. SPRINKLERS DRY WET

21. BASEMENT

22. FACING TILE+

23. BRONZE + GLASS

24. ALUM. SIDING

25. ASBESTOS Siding

26. SHINGLES

27. SHAKES

28. STUCCO on Wife

29. STUCCO on Sheath.

30. WOOD SIDING

31. WD. SIDING ON SH.

32. CM. BRICK VEN.

COST REFINEMENTS

MEZZANINES

MZM: DISPLAY

MZB: OFFICE

MZC: STORAGE

MZD: OPEN

BALCONIES

BCA: APARTMENT EXTERIOR

BCD: AUDITORIUM

BCC: CHURCH

BCT: THEATER

DOCKS

DLR: LOADING WITH ROOF

DLW: LOADING WITHOUT ROOF

DOS: SHIPPING

DOF: DOCK HEIGHT FLOORS

PARKING LOTS

PAS: ASPHALT PARKING

PCO: CONCRETE PAVING

LIG: LIGHTING - AREA SERVED

BUM: PARKING BUMPERS - LIN. FT.

BANK ACCESSORIES,

MONEY VAULT

STORAGE VAULT

ATM (DRIVE UP / WALK UP)

PNEUMATIC TUBE SYSTEM

SERVICE STATION

CANOPY

CAR LIFTS

GAS PUMPS

ISLAND

UNDERGROUND TANKS

KIOSKS

ACCESSORY IMPROVEMENTS

ROOF TYPE

A. HIP

B. MANSARD

C. GAMBREL

D. GABLE

E. FLAT

ROOF COVER

A. ASHP. SHINGLES

B. WOOD SHINGLES

C. COMP SHINGLES

D. ASBES. SHINGLES

E. SLATE

F. ROLL

G. TAR & GRAVEL

PLUMBING

A. 3 FIXT BATH

B. 2 FIXT BATH

C. SINK

D. TOILET

E. STALL SHOWER

F. URINAL

G. SLOP SINK

BUILDING PERMITS

SITE

ZONE:

TOPOGRAPHY:

IMPROVEMENTS

1. PRIVATE WELL

2. PAVED ROAD

3. SIDEWALK

4. SEPTIC TANK

5. GAS

LANDSCAPING

GOOD

AVG.

FAIR

PROPERTY USE:

PERCENTAGE BREAKDOWN:

TENANT INFORMATION

NAME:

LOCATION:

NOTES: