

130 Middle Branch Dr.

[illegible]

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES	RATE <u>3.00</u>	TOTAL	
TILLABLE					
PASTURE					
WOODLAND		2.0	4000	8000	
WASTE LAND					
BASE		1.0		50000	
TOTAL ACREAGE		3.0			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
					(65)
TOTAL VALUE LAND				4300	58000
TOTAL VALUE BUILDINGS					1103000
TOTAL VALUE LAND & BUILDINGS				40000	7221000

LAND VALUE COMPUTATIONS AND SUMMARY

LAND VALUE COMPUTATIONS AND SUMMARY				
CLASSIFICATION		NO. OF ACRES	RATE	TOTAL
SOFTWOOD				
MIXED WOOD				
HARDWOOD				
WASTE LAND				
BASE				
TOTAL ACREAGE				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
TOTAL VALUE LAND				
TOTAL VALUE BUILDINGS				
TOTAL VALUE LAND & BUILDINGS				

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD			PROPERTY FACTORS			
PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS	
10000			LEVEL		WATER <i>Drilled</i>	✓
			HIGH		SEWER <i>septic</i>	✓
			LOW		GAS	
			ROLLING	✓	ELECTRICITY	✓
			SWAMPY		ALL UTILITIES	
			MEMORANDA			
			STREET	TREND OF DISTRICT		
			PAVED		IMPROVING	
			SEMI-IMPROVED		STATIC	✓
			DIRT	✓	DECLINING	
			SIDEWALK		BLIGHTED	



INSPECTION WITNESSED BY:

INSPECTION WITNESSED BY:
Laurie L. Nickerson

PROPERTY FACTORS

PROPERTY FACTORS		
TOPOGRAPHY		IMPROVEMENTS
LEVEL		WATER <i>Drilled</i> ✓
HIGH		SEWER <i>septic</i> ✓
LOW		GAS
ROLLING	✓	ELECTRICITY ✓
SWAMPY		ALL UTILITIES
STREET		TREND OF DISTRICT
PAVED		IMPROVING
SEMI-IMPROVED		STATIC ✓
DIRT	✓	DECLINING
SIDEWALK		BLIGHTED

PROPERTY INFORMATION

PROPERTY INFORMATION			
LAND COST	{ 20000	8/03	
BLDG. COST			
SALE PRICE			
RENT			
EXPENSE			
NET RENT			
LAND	@	% equals	
BLDG.	@	% equals	
TOTAL			

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL

COLOR BUILDING *GRAY*

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS					SKETCH										
1	2	3	4		STANDARD	NO.	M	O	EXTERIOR WALL CODES														
VAC. LOT DWELLING COMM. OTHER					BATHROOM				1 FRAME	5 STUCCO	9 CONCRETE												
BASEMENT					TOILET ROOM				2 BRICK	6 TILE	10 ENAM. STL.												
1	2	3	4	5	SINK/LAVATORY/SS				3 GLASS	7 STONE													
NONE	CRAWL	1/4	1/2	FULL	WATER CLOSET/URINAL				4 C B	8 METAL													
FOUNDATION									A					B									
P	B & S	CB	CONC						EXTERIOR WALLS														
HEATING					NO PLUMBING				PERIMETER					L/F L/F									
					M	O	OTHER FEATURES					PERIM. AREA RATIO											
NO HEAT							PART MASONRY WALLS					NO. OF UNITS											
NO HEAT 2ND ONLY							FIREPLACE (INGRADE) <i>60</i>					AVG. UNIT SIZE											
WARM AIR F G							BSMT. RR/APT.					BASEMENT SIZE											
HW/STEAM/BB RAD							BSMT. GAR 1 2					SCHEDULE											
FLOOR/WALL FURNACE							BUILT-IN RANGE/DW/DISP					HT.											
AIR CON./ELEC.							MODERN KITCHEN					BASEMENT											
ATTIC							EXTERIOR BETTER					FIRST											
1	2	3	4	5	INTERIOR BETTER				SECOND														
NONE	UNFIN.	1/4	1/2	FULL					THIRD														
									BASE PRICE														
ROOF							LIVING ACCOMMODATIONS					B P A											
SHINGLES ASP/ASB/WOOD							NO. OF UNITS / BED ROOMS <i>3</i>					SUB TOTAL											
SLATE/TILE/METAL							TOTAL ROOMS <i>8</i> FAMILY ROOMS					LIGHTING											
ROLL/T & G							DWELLING COMPUTATIONS					HTG/AIR CON.											
EXTERIOR WALLS												SPRINKLER											
BEVEL/DROP/ALUM/VIN							<i>20</i> STORY <i>M</i>					PARTITIONS											
SHINGLE ASPH/ASB/WOOD							<i>1064</i> S.F. <i>113900</i>					INTERIOR FINISH											
CB/STUCCO/BRICK VENEER/STONE							BASEMENT					SF/CF PRICE											
MASONITE/TI-II							HEATING					AREA CUBED											
PLATE GLASS - AL/WD							PLUMBING <i>+ 4400</i>					SUB TOTAL											
FLOORS							ATTIC					M & O.F.											
							INTERIOR FINISH					ADDITIONS											
CONC/DIRT							ADD. & PORCHES					TOTAL BASE											
HARD WOOD												GRADE FACTOR											
SOFT WOOD/SUB												REPLACEMENT COST											
TILE												FUNCTIONAL DEPRECIATION FACTORS											
W - W												SURPLUS CAP											
JOISTS												ENCROACHMENTS											
												ECONOMIC											
												BLIGHTED AREA											
												COMM. LOCATION											
												OBsolescence											
												OVERBUILT											
												STRUCTURAL											
SUMMARY OF BUILDINGS																							
TYPE																							
LOC.																							
NO.																							
CONSTRUCTION																							
SIZE																							
RATE																							
GRADE																							
ERECTED																							
CONDITION																							
REPLACEMENT COST																							
DEPR.																							
TRUE VALUE																							
DWELLING																							
GARAGE <i>FDW ONLY</i>																							
BARN																							
SHED																							
COMMERCIAL BUILDING																							
LISTED																							
DATE																							
REPL. COST																							
TOTAL CARDS THRU																							
TOTAL VALUE ALL BUILDINGS																							

676
FDW ONLY

1064
S.F.
2 F.R.
B

26 *28* *26* *28*

CONTEMPORARY *SPLIT LEVEL* *RANCH (R)* *CAPE* *COLONIAL* *CONVENTIONAL*

MEMORANDA

118300
XL 35
159700

159700 *TD*

3-22-05

163570

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE TWO

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
DEPRECIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.