

8-31  
Roberts, Arvid And Joan  
173 Elm Street

Three Rivers Land Trust 8-20-18 17783 19 80,000

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

Table with columns: CLASSIFICATION, NO. OF ACRES, RATE, TOTAL. Rows: TILLABLE, PASTURE, WOODLAND (84.0, 1000, 84000), WASTE LAND (9.0, 300, 2700), BASE.

Table with columns: PERMIT NO., EST. COST, DATE. Includes MEMORANDA section.

Table with columns: TOPOGRAPHY (LEVEL, HIGH, LOW, ROLLING, SWAMPY), IMPROVEMENTS (WATER, SEWER, GAS, ELECTRICITY, ALL UTILITIES).

Table with columns: FRONTAGE, DEPTH, UNIT PRICE, DEPTH FACTOR, FRONT FT. PRICE. Includes TOTAL ACREAGE (93.0).

Table with columns: STREET (PAVED, SEMI-IMPROVED, DIRT, SIDEWALK), TREND OF DISTRICT (IMPROVING, STATIC, DECLINING, BLIGHTED).

Summary table: TOTAL VALUE LAND (86700), TOTAL VALUE BUILDINGS, TOTAL VALUE LAND & BUILDINGS (86700).

PROPERTY INFORMATION table: LAND COST, BLDG. COST, SALE PRICE, RENT, EXPENSE, NET RENT, LAND @ % equals, BLDG. @ % equals, TOTAL.

LAND VALUE COMPUTATIONS AND SUMMARY

Table with columns: CLASSIFICATION, NO. OF ACRES, RATE, TOTAL. Rows: SOFTWOOD (4, 408, 1632), MIXED WOOD (50, 313, 15650), HARDWOOD (31, 232, 7192), WASTE LAND (8, 300, 2400), BASE.

VAL

INSPECTION WITNESSED BY:

*Handwritten red text:* Values on Computer

Table with columns: FRONTAGE, DEPTH, UNIT PRICE, DEPTH FACTOR, FRONT FT. PRICE. Includes TOTAL ACREAGE (93.0).

Summary table: TOTAL VALUE LAND (26875), TOTAL VALUE BUILDINGS, TOTAL VALUE LAND & BUILDINGS (26875).

ASSESSMENT RECORD

Grid table for ASSESSMENT RECORD with columns for LAND, BLDGS., and TOTAL, repeated in multiple columns.

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS			SKETCH	
1	2	3	4	5	NO.	M	O	EXTERIOR WALL CODES			A	B
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME	5 STUCCO	9 CONCRETE		
BASEMENT					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.		
1	2	3	4	5	TOILET ROOM			3 GLASS	7 STONE			
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS			4 CB	8 METAL			
FOUNDATION					WATER CLOSET/URINAL			EXTERIOR WALLS				
P	B & S	CB	CONC					PERIMETER			L/F	L/F
HEATING					NO PLUMBING			EXTERIOR WALLS				
								PERIMETER			L/F	L/F
OTHER FEATURES					PART MASONRY WALLS			PERIM. AREA RATIO				
NO HEAT					FIREPLACE (INGRADE)			NO. OF UNITS				
NO HEAT 2ND ONLY					BSMT. RR/APT.			AVG. UNIT SIZE				
WARM AIR F G					BSMT. GAR 1 2			BASEMENT SIZE				
HW/STEAM BB RAD					BUILT-IN RANGE/DW/DISP			SCHEDULE				
FLOOR/WALL FURNACE					MODERN KITCHEN			HT.				
AIR CON./ELEC.					EXTERIOR BETTER			BASEMENT				
ATTIC					INTERIOR BETTER			FIRST				
1	2	3	4	5				SECOND				
NONE	UNFIN.	1/4	1/2	FULL				THIRD				
ROOF					LIVING ACCOMMODATIONS			BASE PRICE				
SHINGLES ASP/ASB/WOOD					NO. OF UNITS			B P A				
SLATE/TILE/METAL					BED ROOMS			SUB TOTAL				
ROLL/T & G					TOTAL ROOMS			LIGHTING				
EXTERIOR WALLS					DWELLING COMPUTATIONS			HTG/AIR CON.				
BEVEL/DROP/ALUM/VIN					— — — STORY F M			SPRINKLER				
SHINGLE ASPH/ASB/WOOD					S.F.			PARTITIONS				
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH				
MASONITE/TI-II					HEATING			SF/CF PRICE				
PLATE GLASS - AL/WD					PLUMBING			AREA CUBED				
FLOORS					ATTIC			SUB TOTAL				
	B	1	2	3	INTERIOR FINISH			M & O.F.				
CONC/DIRT					ADD. & PORCHES			ADDITIONS				
HARD WOOD								TOTAL BASE				
SOFT WOOD/SUB								GRADE FACTOR				
TILE								REPLACEMENT COST				
W - W								FUNCTIONAL DEPRECIATION FACTORS				
JOISTS								SURPLUS CAP				
INTERIOR FINISH					TOTAL			ENCROACHMENTS				
	B	1	2	3	GRADE			COMM. LOCATION				
DRYWALL/PLASTER					TOTAL			OBSOLESCENCE				
PANELING					O. F.							
FIBERBOARD					TOTAL							
JNFINISHED					C & D FACTOR							
REMODELING DATA												
KITCHEN												
PLUMBING												
HEAT												
BASEMENT												
OTHER												
REPL. COST												

O W T E F & F M & E I & E R

CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											
LISTED	DATE										

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS

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

DO NOT CONFUSE THE TWO

DE 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.