

Valuation Report

Map/Lot: 033-4-057-000-000
 Location: 22 SMYRNA ST

Account: 1763 Card: 1 of 1

Neighborhood 63 Neighborhood 63.

Zoning/Use General Resident
 Topography LevelTOPO
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/07/2002
 Sale Price 52,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

CLASSIFICATION. Residential
 Reference 1 B3693P142
 Reference 2
 Tran/Land/Bldg 1 1 4
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	8,000.00	5,060	100%		5,060
2.00	# -Public Lot Improv	850.00	1,700	100%		1,700
Total Acres 0.20			Land Total			6,760

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two & 1/2 Story ALUM/VINYL 4 OTHER Units-0	720 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	92,793 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	5	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	12,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	105,153
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	62%	73%	90%	42,952	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	184	C 100	2,946	Avq.	62%	100%	90%	1,649
Open Frame Porch	1900	104	C 100	1,710	Avq.	62%	100%	90%	957
1.75 Story/BSMT	1900	360	C 100	27,995	Avq.	62%	73%	90%	11,435
2,430 SFLA		Field1				Outbuilding Total			14,041

Accpt Land 6,800 **Accepted Bldg** 57,000 **Total** 63,800

