

Valuation Report

Map/Lot: 033-2-043-000-000
 Location: 27 SMYRNA ST

Account: 609 Card: 1 of 1

Neighborhood 63 Neighborhood 63.

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

Sale Data
 Sale Date 08/27/1998
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

CLASSIFICATION. Residential
 Reference 1 B3178P281
 Reference 2
 Tran/Land/Bldg 1 1 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	8,000.00	5,657	100%		5,657
4.00	# -Public Lot Improv	850.00	3,400	100%		3,400
Total Acres 0.25			Land Total			9,057

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ALUM/VINYL 2 OTHER Units-0	1,092 Sqft Masonry Trim Roof Cover	Grade D 110 None Asphalt Shingles	Base Trim Roof	95,248 0 0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,900
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	Above Average	Typical	96,168
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	71%	90%	43,135	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	336	D 110	4,659	Avq+	70%	97%	90%	2,855
2S Frame Shed	1900	112	D 110	1,217	Avq+	70%	97%	90%	745
Frame Shed	1900	64	D 110	465	Avq+	70%	97%	90%	284
1,638 SFLA		Field1							3,884
Outbuilding Total									3,884

Acpt Land 9,100 **Accepted Bldg** 47,000 **Total** 56,100

