

Valuation Report

Map/Lot: 034-1-171-000-000

Account: 1345 Card: 1 of 1

Location: 39 ELM ST

Neighborhood 55 Neighborhood 55.

Zoning/Use Low Dens. Res.
 Topography LevelRolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/22/2000
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Distressed Sale

CLASSIFICATION. Residential
 Reference 1 B3406P266
 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
0.18	Acres-Homesite (Fract)	8,000.00	4,800	100%		4,800
2.00	# -Public Lot Improv	850.00	1,700	100%		1,700
Total Acres 0.18			Land Total			6,500

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	Two Story	980 Sqft	Grade C 100	Base	112,199
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-7,066
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,009
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	107,420
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		62%	69% 95%	43,657

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1900	24	C 100	1,063	Avq.	62%	69%	95%	432
Frame Bay Window	1900	24	C 100	1,063	Avq.	62%	69%	95%	432
Open Frame Porch	1900	18	C 100	381	Avq.	62%	100%	95%	224
2S Open Fr Porch	1900	208	C 100	5,510	Avq.	62%	100%	95%	3,245
2,008 SFLA		Field1				Outbuilding Total			4,333

Acpt Land 6,500 **Accepted Bldg** 48,000 **Total** 54,500

