

Gray  
Name: WATSON, JOHN C

**Valuation Report**

09/13/2021

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Map/Lot: 008-108-022-000  
Location: 110 MAYBERRY RD

Account: 3214 Card: 1 of 1

Neighborhood 2 Crystal Lake 1

Zoning/Use Limited Residential  
Topography Rolling Topography  
Utilities Drilled Well/Point Septic System  
Street Paved  
GIS Map Open 1 Choice 8  
Field Review Open 2 Choice 1  
Reference 1  
Reference 2 C5A-022-000-000  
Tran/Land/Bldg 1 2 1  
REVIEW 0 Bulding Permit 0  
Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-ShoreFront A	75,000.00	45,072	100%		45,072
050 X 000	\$/FF -Water (0-200) A	1,000.00	50,000	100%		50,000
Total Acres 0.24					Land Total	95,072

**Dwelling Description**

**Replacement Cost New**

Cottage/Camp	One Story	720 Sqft	Grade D 110	Base	76,977
Exterior	B & B	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-649
Fin. Basement Area	300 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,690
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,706
Insulation	Minimal			Insulation	-188
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1952	0	Typical	Typical	Average	Typical	82,536	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	100%	100%	53,648

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1952	204	D 110	6,705	Avq.	65%	100%	100%	4,358
Wood Deck	1952	240	D 110	2,049	Avq.	65%	100%	100%	1,332
Frame Shed	1952	144	C 100	1,400	Avq.	65%	100%	100%	910
720 SFLA						Outbuilding Total			6,600

**Acpt Land** 95,100 **Accepted Bldg** 60,200 **Total** 155,300

