

Presque Isle
Name: D-KY PROPERTIES LLC

Valuation Report

09/10/2025
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039-197-012
12 TURNER ST

Account: 441 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 27 Urban

Zoning/Use Urban Res. 2
Topography Level Rolling
Utilities All Public
Street Paved
Flood Map 7
Classification Old Multi-Family
Reference 1 BK5830 P333 10/11/2018
Reference 2
Tran/Land/Bldg 1 1 1
STREET CODE 197 Y Coordinate 0
Exemption(s) Land Schedule 3

Sale Data

Sale Date 10/11/2018
Sale Price 180,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Fr. A-Homesite (Fract)	15,300.00	10,376.96	100%		10,377
1.00	Acre-Lot Improvement	9,500.00	9,500.00	100%		9,500
Total Acres 0.23			Land Total			19,877

Dwelling Description

Replacement Cost New

Conventional	Two Story	768 Sqft	Grade C 110	Base	155,101
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,917
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,568
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,540
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1917	0	Typical	Typical	Above Average	Typical	157,212	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	95%	90%	80,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1917	362	C 110	5.474	Ava+	60%	95%	90%	2.808
Frame Bav Window	1917	24	C 110	2.429	Ava+	60%	95%	90%	1.245
Finished Attic	1917	165	C 110	6.072	Ava+	60%	95%	90%	3.115
One Storv Frame	1917	165	C 110	7.728	Ava+	60%	95%	90%	3.964
Unfin Basement	1917	165	C 110	1.931	Ava+	60%	95%	90%	991
Open Frame Porch	1917	55	C 110	1.094	Ava+	60%	95%	90%	561
1,807 SFLA									
Outbuilding Total									12,684

Acpt Land

19,900

Accepted Bldg

93,300

Total

113,200

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ATTIC/1SFR/BSMT

2 DWELLINGS

