

Itemized Property Costs

Town of Granville

From Table: MAIN Section 1

Record # 293

Property ID: 15L0000081000 Location: 716 BUTZ ROAD Tax Map #: 15-81
 Owner(s): SMITH MARK & SPRING
 Description: 10.2A, DWL, SHED Last Inspected: 03/26/2009 Cost Update: 01/30/2011
 Sale Price: 150,000 Sale Date: 11/14/2003 Book: 34 Page: 529 Validity: Yes
 Bldg Type: Single Quality: 3.50 AVG/GOOD Style: 1.5 Fin Frame: Studded
 Yr Built: 1980 Eff Age: 31 Area: 998 # Rms: 5 Bedrms: 3 # Baths: 1 # 1/2 Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	RustLog / Ht=8	100.00		71.40		
ADJUSTMENTS						
Roof #1:	Mtl-Sms	100.00		0.85		
Subfloor	Wood					
Floor cover #1:	VnylSht	10.00		0.30		
Floor cover #2:	Softwood	90.00		5.61		
Heat/cooling #1:	Space Htr	65.00		-0.61		
Heat/cooling #2:	None	35.00		-1.40		
Energy Adjustment	Good			1.26		
ADJUSTED BASE COST				998.00	77.41	77,253
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 8)			-2.00	1,072.50	-2,145	
Roughins (beyond allowance of 1)				375.00		
Features #1:	Allowance		1.00	2,350.00	2,350	
Features #2:	SecuritySy		1.00	1,100.00	1,100	
Porch #1:	WoodDck/Screen/Roof/N		192.00	30.49	5,854	
Basement	Conc 8"		768.00	17.43	13,386	
Basement Outside Entrance				1,537.50	1,538	
Subtotal					99,335	
Local multiplier		1.15				
Current multiplier		1.15				
REPLACEMENT COST NEW					131,371	
Condition	Avg/Good	Percent				
Physical depreciation		12.00			-15,764	
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					115,600	
LAND PRICES						
	Size	Nbhd Mult	Grade	Depth/Rate		
Oil Bldg Lot	2.00	1.20	1.20		36,000	
AC Other	8.20	1.20	1.20		14,700	
Total					50,700	
SITE IMPROVEMENTS						
Water	Hsite/Hstd	Quantity	Quality			
	y / y	Typical	Average		4,000	
Sewer	y / y	Typical	Average		4,000	
Landscaping	n / n	< Typical	Average		3,000	
Total					11,000	
OUTBUILDINGS						
Poolshed	Hsite/Hstd	% Good	Size	Rate.	Extras	
	y / y	50	116	3.98		
Total					500	
TOTAL PROPERTY VALUE					500	
NOTES					177,800	

SKETCH/AREA TABLE ADDENDUM

Parcel No 15L0000081.000

Property Address 716 Butz Road

City

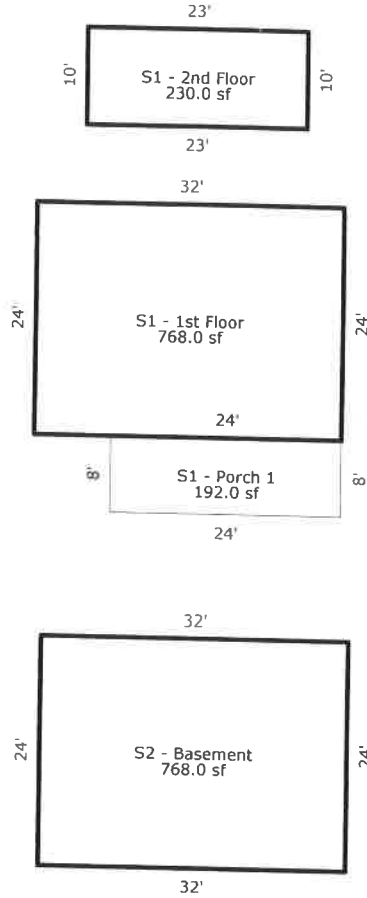
State

Zip

Owner

Client

Appraiser Name



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	768.00	112.0	768.00
1FL2	S1 - 2nd Floor	1.00	230.00	66.0	230.00
2BS	S2 - Basement	1.00	768.00	112.0	768.00
P/P11	S1 - Porch 1	1.00	192.00	64.0	192.00

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area

(rounded w/ factors)

998