

**CITY OF VALDEZ ASSESSOR'S REVIEW FORM**Appeal # 234

P.O. Box 307 Valdez, AK 99686 (907) 835-4313

Property ID # 7010-012-006-0

1)	Assessor's Decision	From	Land	Improvements	Total
			\$ 30,000	\$ 277,300	\$ 307,300
		To			
			\$ 30,000	\$ 277,300	\$ 307,300

Assessor's reason for decision: Discussed the appeal with the appellant in person.

Recommended no changes to the land value as it is consistent with immediate vicinity. Discussed the improvement values and how the housing values have changed in the past year/s. Reviewed the appeal and did a site inspection.

Property owner provided property inspection report - that was done prior to the sale / or purchase of the property.

Property does have multiple items that need to be repaired - property owner was aware of most of them. Some issues came up after the snow melted when property was easier to inspect. Based on the review and deed of trust of

\$360,000 (5/31/2022) - recommended no change to the assessed value.

See Attached

<u>3/31/2023</u>	<u>M. Onskulis</u>	<u>4/26/2023</u>			
Date received	Decision made by	Date	Approved by	Date	Date mailed

2)		Date notified
	<u>          </u> Mail	<u>          </u>
	<u>          </u> Telephone	<u>          </u>
	<u>✓</u> In person	<u>4/19/2023</u>

           I ACCEPT the Assessor's decision in Block 1 above and hereby withdraw my appeal.

           I DO NOT ACCEPT the assessor's decision and desire to have my appeal presented to the Board of Equalization.

            
Signature of owner or authorized agent4-27-2023  
Date signedJoshua Cabello  
Print name

3)

Board of Equalization Decision Land\$            Improvements \$            Total \$           

<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Date received	Date heard	Certified (Chairman of Clerk of Board)	Date	Date mailed

Must be returned by 3/31/23 by 5 p.m. (postmarks not accepted). Return to Valdez City Hall.  
Appeals may be faxed to (907) 835-2992. If faxed, original must be received within 15 days.

## CITY OF VALDEZ ADMINISTRATIVE REVIEW AND APPEAL FORM

P.O. Box 307, Valdez, AK 99686 Phone: (907) 83504313

Appeal # 234

This form is for you to appeal the assessed valuation on your property. Complete Blocks 1, 2 and 3.  
Retain a copy for your record and return or mail the original copy to the Finance Dept. Appeals must  
be returned no later than 5 p.m. on above date. The assessor will contact you regarding your appeal.

1). I appeal the value of tax parcel # 7010-012-006-0

Property address (or legal description, mile, etc.): 714 N SNOWTREE DR

Print owner's name (as listed on valuation roll): Joshua Cabello Brittany Cabello

Owner's mailing address: PO BOX 2223

Address to which all correspondence should be mailed (if different than above): \_\_\_\_\_

Day Phone: 907 255 7240 Evening Phone: Same

2).	Assessor's Value	<u>30,000</u>	<u>277,300</u>	<u>307,300</u>	<u>06/01/22</u>
	Land \$		Improvements \$	Total \$	Purchase Date:
	Owner's Estimate	<u>30,000</u>	<u>200,00</u>	<u>230,00</u>	<u>06/01/22</u>
	of Value	Land \$	Improvements \$	Total \$	Purchase Date:

Owner's reason for estimate of value (including inventory corrections, sales of comparable properties, and property income statements, if appropriate). The Appellant bears the burden of proof. The only ground for adjustment of assessment are proof of unequal, excessive, improper, or under-valuation based on facts that are stated in a valid written appeal or proven at the appeal hearing.

Home inspection as of 4/13/2022 with in a year nothing  
noted on inspection has been addressed the home is 1978 house and  
weathering and Age are clearly visible on outside of home  
Siding is in bad shape parts of soft water damaged wood throughout  
original heating forced air is still installed and Roof damage  
2 car garage is asphalt and not sealed allowing moisture to get in See Attached

3). I hereby affirm that the foregoing information is true and correct, that I have read and understand the guidelines above, and that I am the owner or owner's authorized agent of the property described above.

Signature of owner or authorized agent

Date signed

Print name (if different from item #1)

Subscribed and sworn to before me this

day of

NOTARY PUBLIC in and for ALASKA  
My commission expires

All appeals must be signed. Lack of signature automatically sends appeal to BOE.

Lack of representation at BOE can possibly result in original assessment or higher.

NOTE: Statements made by the petitioner herein will not be considered as evidence unless the petition is verified under oath.

# *Arctic Home Inspections* Property Inspection Report



714 North Snowtree Drive, Valdez, AK 99686

Inspection prepared for: Josh Cabello

Date of Inspection: 4/13/2022 Time: 10:00 am

Weather: Warm and Sunny

Inspector: Damien James Sr.

License #163341

116 Hanagita St., Valdez, AK 99686

Phone: 9047-831-6075

Email: [damienj@yahoo.com](mailto:damienj@yahoo.com)

[www.arctichomeinspections.com](http://www.arctichomeinspections.com)





## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 6 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• Multiple screws missing on the ridge of the roof. Recommend having licensed roofer to repair.</li> <li>• Two dents detected at the time of inspection. One dent has a small crack and may cause a leak in the garage roof. Recommend a licensed roofer to evaluate for repair or replacement.</li> </ul>
Page 14 Item: 3	Water Heater Exhaust Stack	<ul style="list-style-type: none"> <li>• Recommend better flashing and sealing at the bottom of the boot for exhaust stack.</li> <li>• Recommend sealing on top of boot to the exhaust stack.</li> <li>• Recommend sealing gap in cricket to the roof.</li> </ul>
Page 16 Item: 4	Chimney	<ul style="list-style-type: none"> <li>• Recommend better flashing and sealing of the chimney.</li> </ul>
Page 17 Item: 5	Flashing	<ul style="list-style-type: none"> <li>• Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.</li> <li>• Recommend review by a licensed roofer for repair or replacement as necessary.</li> </ul>
Exterior Areas		
Page 19 Item: 1	Fascia	<ul style="list-style-type: none"> <li>• Rain ruff off from the roof may cause water damage to the fascia and the board attached to it. Recommend sealing on top to prevent this.</li> <li>• Drip end of patio roof is tucked under the roof paneling and not over the roofing material. Recommend a licensed roofer to evaluate for any repairs.</li> </ul>
Page 27 Item: 2	Eaves	<ul style="list-style-type: none"> <li>• Birds have made a nest in the eaves of the home. Recommend sealing the hole so the birds can not get inside. Evidence of the birds nest is on the siding of the home.</li> <li>• Recommend sealing hole in the rear of the home. To prevent any more bird nest.</li> </ul>
Page 33 Item: 3	Soffits	<ul style="list-style-type: none"> <li>• In the deck area the soffits had dust and paint covering the screens. This will hinder air movement for ventilation in the attic. Recommend cleaning the screens to have better ventilation in the attic.</li> </ul>
Page 37 Item: 5	Siding Condition	<ul style="list-style-type: none"> <li>• Some areas need priming and repainting.</li> <li>• Caulk and seal all gaps, cracks and openings.</li> <li>• Garage wall have spray foam insulation on the underside of the wall to prevent a gap in to the garage. This appears to be a way for moisture intrusion. Recommend having a licensed contractor to evaluate for repair or replacement.</li> <li>• Siding damage on northeast corner of home. Siding has some holes and moisture damage on the trim. Recommend a licensed contractor to evaluate for repair or replacement.</li> </ul>

Page 56 Item: 6	Windows	<ul style="list-style-type: none"> <li>• Suggest caulking and refinishing of doors and window frames as necessary.</li> </ul>
Page 60 Item: 8	Kitchen Exhaust Fan	<ul style="list-style-type: none"> <li>• Appears the kitchen exhaust fan was spray foamed to plug the vent. Could not feel exhaust coming out when running fan in kitchen.</li> </ul>
Page 61 Item: 9	Vent Exhaust	<ul style="list-style-type: none"> <li>• Upstairs bathroom exhaust it plugged. New exhaust vent was installed above the old one. Recommend vent be removed and sealed.</li> </ul>
Page 63 Item: 10	Plumbing Vent	<ul style="list-style-type: none"> <li>• Warm moisture from the vent has begun to cause the paint to chip on the eaves. Recommend vent be extended.</li> </ul>
Page 63 Item: 11	Exhaust Stack	<ul style="list-style-type: none"> <li>• Old exhaust stack not in service. Recommend sealing completely or removing.</li> </ul>
Page 64 Item: 12	Toyo Exhaust	<ul style="list-style-type: none"> <li>• Recommend sealing rear toyo exhaust.</li> </ul>
<b>Grounds</b>		
Page 65 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> <li>• Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.</li> </ul>
Page 69 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> <li>• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris &amp; dampness.</li> <li>• Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.</li> <li>• Trees are within 6 feet of foundation. Monitor for potential root damage.</li> </ul>
Page 70 Item: 4	Front Patio and Porch Roof	<ul style="list-style-type: none"> <li>• Lag bolts not present.</li> <li>• Stairs and handrails are worn and weathered. Recommend a licensed contractor to evaluate for repair or replacement.</li> <li>• Stairs are not properly attached to the patio. It is only secured with nails. Recommend joist hangers to better support the stairs to the patio.</li> </ul>
Page 76 Item: 5	Back Patio and Porch Roof	<ul style="list-style-type: none"> <li>• Stairs and handrails are worn and weathered. Recommend a licensed contractor to evaluate for repair or replacement.</li> <li>• Stairs are not properly attached to the patio. It is only secured with nails. Recommend joist hangers to better support the stairs to the patio.</li> </ul>
<b>Garage</b>		
Page 87 Item: 2	Floor Condition	<ul style="list-style-type: none"> <li>• Personal items in garage block complete inspection of all floor, wall and ceiling areas.</li> <li>• Common cracks noted.</li> </ul>
Page 91 Item: 4	Fire Door	<ul style="list-style-type: none"> <li>• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.</li> </ul>
Page 93 Item: 5	Garage Door Condition	<ul style="list-style-type: none"> <li>• Door bottoms do not fully seal to the ground.</li> </ul>
<b>Furnace Heating</b>		
Page 99 Item: 1	Heater Condition	<ul style="list-style-type: none"> <li>• Outlet is powering both a furnace and fuel pump. This is a lot of power to demand from one outlet. Recommend having each equipment have it's own outlet.</li> </ul>
Page 103 Item: 7	Burner	<ul style="list-style-type: none"> <li>• Burner on furnace is quite old and at the end of its service life.</li> </ul>
Page 107 Item:	Floor Registers	<ul style="list-style-type: none"> <li>• No major system safety or function concerns noted at time of</li> </ul>

12		inspection. • A few registers are partially covered or fully covered. Recommend having register cleared to help the furnace work better.
<b>Downstairs Toyo Boiler</b>		
Page 132 Item: 6	TPRV	• TPRV has no extension pipe to the floor. This will prevent hot water from the boiler to scold anyone by if the TPRV released hot water. Recommend an extension pipe installed for safety.
Page 136 Item: 11	Kill Switch	• No kill switch installed. Owner pointed it out and mentioned adding one.
Page 140 Item: 16	Baseboard Heaters	• Owner pointed out the hallway baseboard heater was not plumbed in and not working.
<b>Kitchen</b>		
Page 157 Item: 7	Vent Condition	• Exhaust fan is noisy. • Can not tell where the exhaust fan is venting too, if the vent outside is plugged.
<b>Upstairs Hallway</b>		
Page 174 Item: 3	Ceiling Condition	• Transition strip will make the two different ceilings flow together.
<b>Gameroom</b>		
Page 176 Item: 3	Electrical	• Open ground - receptacle closet wall. Recommend licensed electrician to evaluate outlet for repair or replacement.
Page 179 Item: 6	Window Condition	• Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
<b>Upstairs Bathroom</b>		
Page 186 Item: 11	Bath Tubs	• Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
Page 187 Item: 12	Sinks	• Hot water temperature is high. Someone unknowingly may scold themselves unaware of the high temperature. Recommend lowering the temperature.
<b>Nursery</b>		
Page 191 Item: 2	Electrical	• Some outlets not accessible due to furniture and or stored personal items.
<b>Master Bathroom</b>		
Page 202 Item: 6	Exhaust Fan	• The bath fan is a worn unit which may be at the end of its useful life.
<b>Staircase</b>		
Page 211 Item: 2	Doors	• Basement door needs finishing touches on the drywall and trim.
Page 213 Item: 4	Floor Condition	• Some tears in the flooring on the landing to the garage. Recommend repair or replacing flooring.
Page 216 Item: 8	Stairs and Handrails	• Recommend handrails on both sides of the staircase for added safety.
<b>Downstairs Laundry</b>		
Page 223 Item: 1	Dryer Vent	• The dryer vent pipe is not fully secured to the outlet.
Page 225 Item: 5	Floor Condition	• Missing transition strip on doorway flooring.
<b>Downstairs Storage Room</b>		

Page 242 Item: 1	Doors	• Door is missing trim.
Page 243 Item: 4	Wall Condition	• Two holes in drywall in storage room Recommend patching.
Page 245 Item: 5	Ceiling Condition	• Crack in one paneling. One panel appears to be missing.
Downstairs Utility Room		
Page 246 Item: 2	Electrical	• Junction box missing cover. Recommend cover be installed for safety.



# Inspection Details

## 1. Attendance

In Attendance: Seller present

## 2. Home Type

Home Type: Multi family home

## 3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.





# Roof

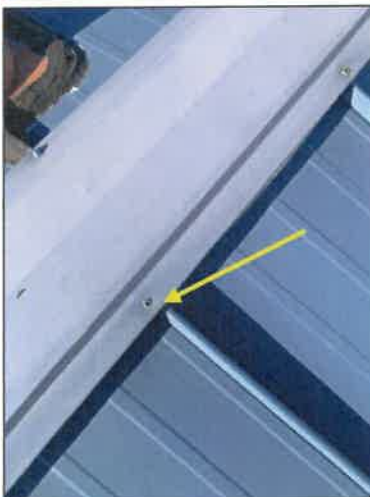
## 1. Roof Condition

Materials: Inspected on top of the roof itself.

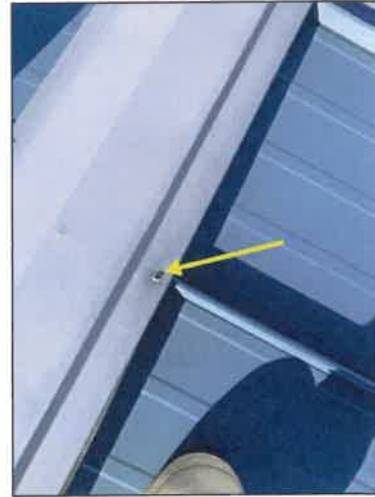
Materials: Metal standing seam roofing noted.

Observations:

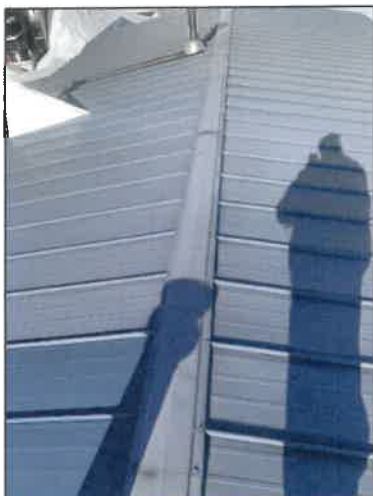
- Multiple screws missing on the ridge of the roof. Recommend having licensed roofer to repair.
- Two dents detected at the time of inspection. One dent has a small crack and may cause a leak in the garage roof. Recommend a licensed roofer to evaluate for repair or replacement.



Missing screw on ridge.



Missing screw on ridge.



Screw loose on ridge.



No fasteners on joining of ridge pieces.



Missing screw on ridge.



No fasteners on joining of ridge pieces. Loose screw.



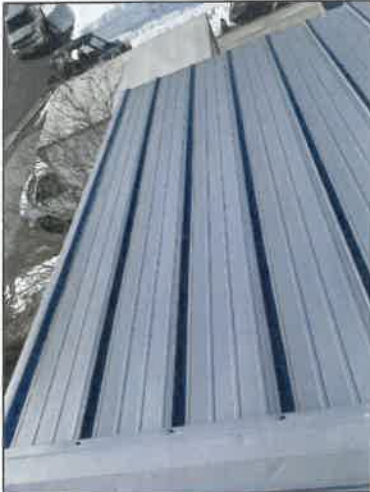
Missing screw on ridge.















Dent in roof.



Dent with a small crack in the roof panel over the garage.







## 2. Furnace Exhaust Stack

### Observations:

- No major system safety or function concerns noted at time of inspection.







### 3. Water Heater Exhaust Stack

**Observations:**

- Recommend better flashing and sealing at the bottom of the boot for exhaust stack.
- Recommend sealing on top of boot to the exhaust stack.
- Recommend sealing gap in cricket to the roof.



Recommend proper sealing of boot.



Recommend resealing boot.



Recommend sealing cricket around seam of roof.





#### 4. Chimney

Observations:

- Recommend better flashing and sealing of the chimney.



Recommend proper sealing of boot.



Recommend proper sealing of boot.





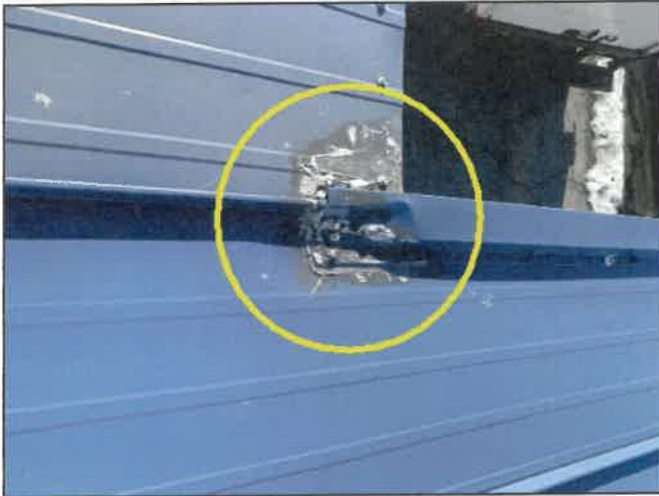


## 5. Flashing

### Observations:

- Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.
- Recommend review by a licensed roofer for repair or replacement as necessary.





Recommend proper sealing of flashing.



Recommend proper sealing of flashing.



Recommend proper sealing for flashing.





# Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Fascia

### Observations:

- Normal wear and tear from the Valdez winters on the fascia. Some paint chipping.
- Rain ruff off from the roof may cause water damage to the fascia and the board attached to it. Recommend sealing on top to prevent this.
- Drip end of patio roof is tucked under the roof paneling and not over the roofing material. Recommend a licensed roofer to evaluate for any repairs.









Screw causing drip edge to protrude.



Drip edge is bent out. Fascia is weathered.







#### 4. Gable Vents

Observations:

- No major system safety or functional concerns noted at time of inspection.



#### 5. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- Some areas need priming and repainting.
- Caulk and seal all gaps, cracks and openings.
- Garage wall have spray foam insulation on the underside of the wall to prevent a gap in to the garage. This appears to be a way for moisture intrusion. Recommend having a licensed contractor to evaluate for repair or replacement.
- Siding damage on northeast corner of home. Siding has some holes and moisture damage on the trim. Recommend a licensed contractor to evaluate for repair or replacement.



Paint chipping on homes siding.







#### 4. Front Patio and Porch Roof

Materials: The patio/porch roof is the same as main structure.

Observations:

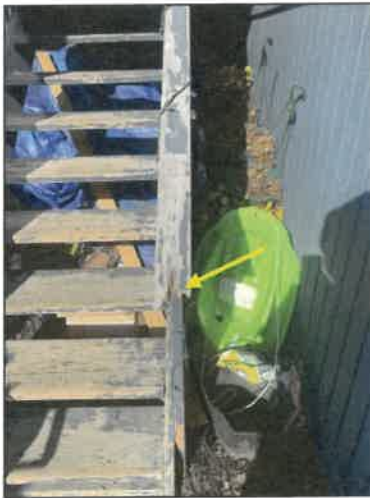
- Lag bolts not present.
- Stairs and handrails are worn and weathered. Recommend a licensed contractor to evaluate for repair or replacement.
- Stairs are not properly attached to the patio. It is only secured with nails. Recommend joist hangers to better support the stairs to the patio.



No lag bolts attaching porch to the home.



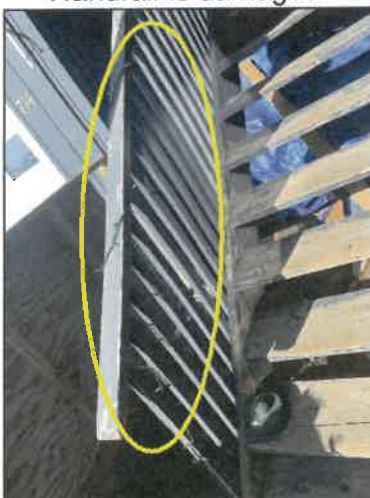
Stairs are worn and weathered. Some steps are damaged.



Handrail is damaged.



Handrail is not fully secure.



Handrails not fully secure.



Stairs are not fastened properly to the porch.



#### 5. Back Patio and Porch Roof

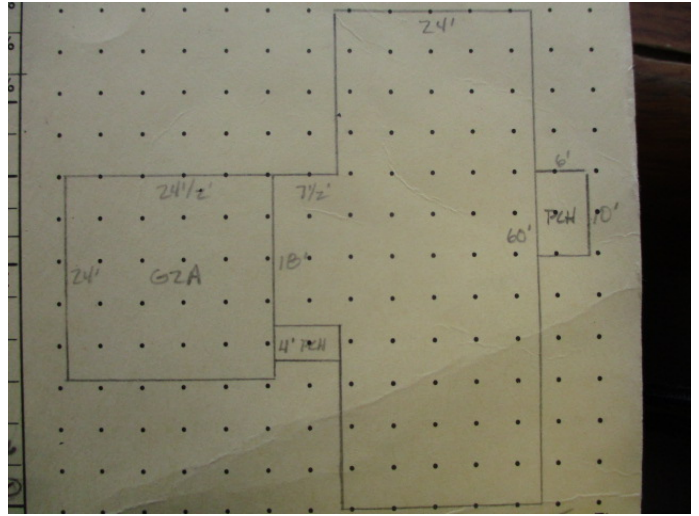
Materials: The patio/porch roof is the same as main structure.

Observations:

- Stairs and handrails are worn and weathered. Recommend a licensed contractor to evaluate for repair or replacement.
- Stairs are not properly attached to the patio. It is only secured with nails. Recommend joist hangers to better support the stairs to the patio.







## CURRENT OWNER

JOSHUA CABELLO  
BRITTANY CABELLO  
PO BOX 2223 VALDEZ AK 99686-2223

## Property Identification

Parcel 7010-012-006-0 Us R - Residential  
City 2975 Property SFR  
Mobile Home Service V

## Property Information

Improvement 1,575 SF Year Built 1975 Actual Land 12,217 SF  
Basement 1,575 SF Effective Age 37 Zone RA  
Garage 588 SF Taxable Partial Exempt

## Legal Description

Plat # 78-08 Lot # 6 Block 12 Tract Doc # Rec. District 318 - Valdez

Describe: Date recorded:

## PROPERTY HISTORY

Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2023	Partial	\$30,000	\$277,300	\$307,300	-\$225,000	\$82,300
2022	Partial	\$30,000	\$231,100	\$261,100	-\$50,000	\$211,100
2021	Partial	\$30,000	\$153,800	\$183,800	-\$50,000	\$133,800

## NOTES

10/22/2021 - New book. MO

LAND DETAIL									
Market Neighborhood		Site Area	12,217	SF	Topo	Level	Vegetatio	Cleared	
Access	Public road	Frontage		Ft	View	Neutral	Soil	Typical	
Utilities	<input type="checkbox"/> Typical <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Electric <input checked="" type="radio"/> All <input type="radio"/> None LQC								
Comments									

SITE IMPROVEMENTS										
Site Improvements									Total	
Description	Area	Unit Value	Adj.	Value	Comments					
	12,217	SF x \$2.46		= \$29,993						
		SF x		=						
		SF x		=						
		SF x		=						
Total	12,217	SF	Fee Value:	\$30,000						

SUMMARY FEE SIMPLE VALUATION									
Inspected By		Date Inspected		Valued By		Date Valued			
VALUATION CHECK						FEE VALUE SUMMARY			
The Total Fee Value \$82,300/1,575 SF Indicates \$52.25 Value/SF GBA						Total Residential \$277,300			
Income Value =      NOI Ratio      = NOI      /      =						Total Commercial			
Comments						Other Improvements			
						Total Improvements \$277,300			
						Land & Site imp \$30,000			
						Total Property Value \$307,300			

EXEMPTION DETAIL									
Status	Approved	Date Decided		Date Applied		PFD Qualifier			
Type	Disabled Vet	Percen		<input checked="" type="radio"/> Mandatory <input type="radio"/> Optional					
Fee Value	Land \$30,000	Improvements \$277,300	Total \$307,300						
Exempt Amount	\$0	-\$150,000	-\$225,000						
Taxable Value	\$30,000	\$52,300	\$82,300						



RESIDENTIAL

DescriptionMain HousePropertySFRDesign1 Story

QualitQ4 -PlumbingFixtures -EnergyTypical

Roof

☐ Typical☐ Comp☒ Metal☐ Wood shingles☐ Other

Exterior

☐ Typical☒ Wood☐ Metal☐ Cement Fiber☐ Log☐ Vinyl☐ Other

Foundatio

☐ Typical☒ Concrete Perim☐ Slab☐ Piling☐ Other

Heat Fuel

☐ Typical☒ Oil☐ Electric☐ Wood☐ Other

Heat Type

☐ Typical☐ BB☐ Space Heater☐ Radiant☒ Forced Air☐ Heat Pump☐ Other

Interior

☒ Typical☐ Sheetrock☐ Plywood☐ Panel WD☐ Other

Floor

☒ Typical☐ Slab☐ Plywood☐ Carpet☐ Vinyl☐ Wood - Laminate☐ Other

Extra Lump SumsTotal

Porches,Covered Porch 60SF

Total

\$5,188

Bedrooms2

Bathrooms1.5

Other Rooms2

Total Rooms5.5

Year Built1975Actual

Effective age37

Total Life60

ConditionC4 -

Effective age Status

Garage

Built-in

☐

SFBasement Garage

☐

SFAttached☒588SFDetached

☐

SFCarport

☐

SFFinished

☐

SF

Comments

Basement

Size1575Finished Size1575Describe

Description	Status	Area	Base Value	Factor	Unit Value	RCN	% Good	Net Value
1 Story Hous	Finished	1,575	SF \$111.11	1.45	\$161.11	\$253,747	66%	\$167,473
Basement	Finished	1,575	SF \$57.44	1.45	\$83.29	\$131,179	66%	\$86,578
Garage Attached	Finished	588	SF \$32.11	1.45	\$46.56	\$27,377	66%	\$18,069
			SF					
			SF					

Additional Adjustment

Lump Sum Total

\$5,188

Main House

Total

\$277,300

Comments



LOT 6

BLK. 12

SUB.

Barbared #1

7010-012-006-0

714 N SNOWTREE

LOT 6 BK 12 BLACK GOLD #1

714 N Snowtree

10/18/17

Int. remodel - NVE

in file

lk

N/C 2022







Owner: Cummins Dean & Karen  
Mailing Address: Box 2501 Property Address: 714 North Snodgrass  
Permits: 85.3 Date Built: 1974/75 Effec. Age:   
Rent: R.T.

Observed Physical Condition Exterior P A G E Interior P A G E Foundation P A G E

BUILDING TYPE AND USE  
SFR ☒  
2 FR ☐  
Other ☐  
No. Stories 1  
Attic Finished ☐ %  
Basement ☐  
Frame ☐  
Concrete ☐ Block  
Log ☐

FOUNDATION ☐  
Concrete ☐ Thick  
Conc. Block ☒  
Wood Posts ☐  
Skids ☐  
Wood Sills ☐

BASEMENT ☐ EST  
Partial ☒ x S.F.  
Full ☒ UNFINISHED  
Cribbed ☐  
Concrete ☐  
Outside Entrance ☐  
Rec. Room ☐ Size  
Living Area ☐ Size  
Fin. Walls ☐ Kind  
Fin. Floor ☐ Kind  
Fin. Ceiling ☐ Kind

FRAME ☐  
Walls ☒ o.c.  
Bracing ☐ o.c.  
Roof ☐ o.c.  
Floor ☒ o.c.  
Ceiling ☒ o.c.  
Other ☐  
MODULAR

4. EXTERIOR ☐  
Concrete ☐ Block  
Sheathing ☐ Kind  
Building Paper ☒  
Insulation ☐ Kind  
Stucco ☐  
Siding T-111 Kind  
Shakes ☐  
Bricktex ☐  
Log ☐ Slab  
Log Siding ☐  
Metal ☐  
Plywood ☐  
CEDAR ACCENTS

5. ROOF ☐  
Flat ☒ Gable ☐ Hip  
Other ☐ Kind  
Shingle ☐  
Shakes ☐  
Comp. No. ☐ Shingle  
Insulation ☐ Kind  
Tar Paper ☐  
Metal ☒ Kind  
Built-up ☐  
Other ☐

6. INTERIOR ☐ EST  
Insulation Board ☐  
Plasterboard ☐  
Plaster ☐  
Masonry ☐  
Wood Paneling ☒  
Plywood ☐  
Finished ☐  
Unfinished ☐  
Open Stud ☐

6. INTERIOR (Continued)  
Trim W/D Kind  
Grade ☐ P A G E  
Windows METAL  
Floor Rooms Baths  
Basement ☐  
1st Floor 5 13 1/4  
2nd Floor ☐  
3rd Floor ☐  
Attic ☐  
Total No. ☐

Grade of  
Floor Plan ☐ P A G  
Ceiling Height 8'  
Basement ☒  
1st Floor ☒  
2nd Floor ☐  
Attic ☐

Grade of  
Kitchen ☐ P A G E  
Oven Built-in ☒  
Range Built-in ☒  
Bath Room Finish EG  
DIN, 60  
Attic Stairway ☐  
Attic Unfinished ☐  
Attic Useful ☐ %  
Number Dormers ☐  
Shed Type ☐ Size  
Gable ☐ Size

7. FLOORS ☐ EST  
1st Floor ☐ o.c.  
Bridged ☐  
Post Size ☐ o.c.  
Beam Size ☐ o.c.  
2nd Floor ☐ o.c.

7. FLOORS (Continued)  
FINISH  
Kitchen VINYL  
Bath VINYL  
Living Rm. W-W  
Bed Rm. W-W

8. HEAT ☐  
Fuel ☒ Oil ☐ Gas ☐ Wood  
Stove ☐  
Coal ☐ Stoker  
Hot Water ☒  
Hot air Forced ☐  
Radiant ☐  
Space Heater ☐ Kind  
Floor Furnace ☐  
Number of Chimneys ☐  
Kind ☐  
HUMIDIFIER

NUMBER OF FIREPLACES  
Basement ☐  
1st Floor ☐ Type ☐

9. PLUMBING ☐  
Grade  
No. Tubs 1 w/shw. ☐  
No. Toilets 2  
No. Basins 2  
No. Kitch. Sinks 1  
No. Shower Stalls 1  
Hot Wa. Tanks 1  
No. Gal. ☐ Kind ☐  
No. Laundry Trays ☐  
Quality ☐ P A G E  
Total No. Fixtures ☐

9. PLUMBING (Continued)  
Water Source CITY  
Sewer Source CITY

10. ELECTRICAL ☐  
Wired ☒ Grade  
220 Service ☐

TOTAL GRADE ☐  
11. GARAGE ☐  
G2A 24x24 1/2 = 588

12. PORCHES  
60'x40' CON PORCH  
30'x40' CON PORCH  
13. YARD IMPROVEMENTS  
LAWN

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost

BUILDING VALUE CALCULATION			
Grade	Area	Unit Cost	Total
Major	1575	43.45	68433
Basmt	1575	42.82	67520
5017	588	28.57	16799

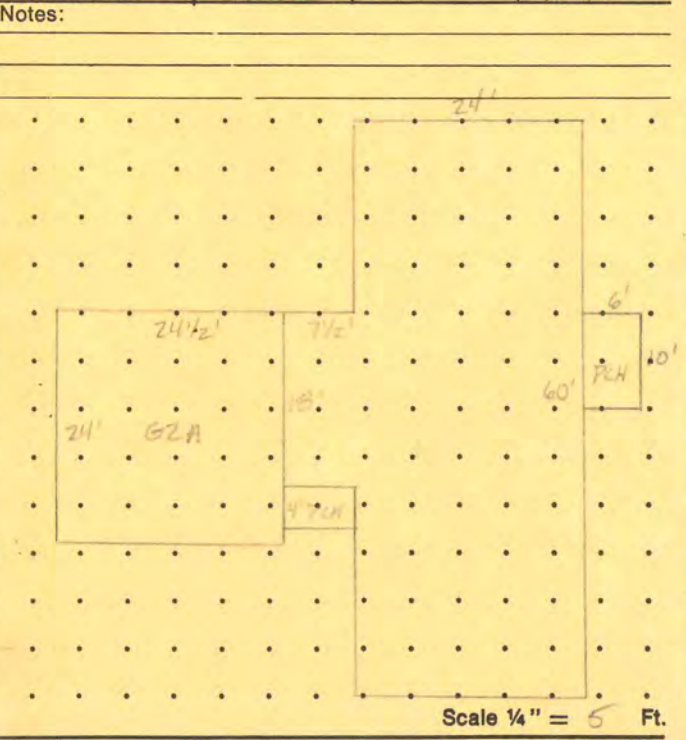
Performed By CMB Date 1/2005  
Inspection 1/2005  
Classification A2  
Calculation 1/20  
Review 1/20

BUILDING AREA CALCULATION			
Floor or Part	Width	Length	Area
1st Floor	24	60	1440
	7 1/2	18	135
BASEMENT	24 1/2	58 1/2	1575

DEPRECIATION  
a. Effective Age 37/60 41 %  
b. Physical Condition ☐ %  
c. Obsolescence ☐ %  
item:  
d. Total Depreciation (a+b+c) ☐ %  
e. NET CONDITION (100-d) 59 %

ADDITIONS AND DEDUCTIONS			
Item			
60'	60'	2881	1729
30'	30'	23.75	713
Total Replacement Cost New			
		\$	155,194
Cost Conversion Factor			1.40
Adjust Replacement Cost		\$	217,271
A.R.C. x Net Condition			
\$		x	%
		\$	

INCOME APPROACH:  
Est. rent x GRM  
\$ x = \$  
MARKET APPROACH:  
RT's. + 20% 1/20 1/20  
@ \$ = \$  
SUMMARY OF APPRAISED VALUE  
Principal Building Appraisal 153,800  
Other Principal Bldg. Appraisal ☐  
Accessory Buildings Appraisal ☐  
Total Building Appraisal 153,800  
Total Land Appraisal 30,000  
TOTAL APPRAISED VALUE \$ 183,800



Scale 1/4" = 5 Ft.