

VIRGINIA

9/20/20

TOPOGRAPHY		UTILITIES		STREET IMP.		LOCATION	
LEVEL		ALL UTILITIES		PAVED		STATIC	
HIGH		WATER		SEMI-PAVED		IMPROVING	
LOW		SEWER		DIRT		DECLINING	
ROLLING		GAS		PROPOSED		BLIGHTED	
SWAMPY				SIDEWALK		CHANGING	
				CURB			

LAND VALUE COMPUTATIONS AND SUMMARY							
COMPARISON UNIT	UNIT PRICE	ADJUSTMENTS			UNIT VALUE	NO. UNITS	LAND VALUE
		LOC.	SIZE	PHY.			
							14,200

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BOOK		LAND VALUE		BLDG. VALUE		PURCH. PRICE		DATE		
OCCUPANCY	TYPE & CONST.	SIZE	AREA	GRADE	AGE	EFF. AGE	COND.	REPL. VALUE	PHY. DEPR.	PHY. VALUE	FUNCT. DEPR.	LOC. ADJ.	AGT. VALUE	
R-1	13 STONE	33x28	1205	34	1951	66	AVE	29545	80%				23600	
FOUNDATION														
CONC. OR BRICK	PLASTER	PIER EDTN.	1	2	3	OUTBUILDINGS								
TILE OR CONC. BLK.	DRYWALL	WALL FDTN.												
CONC. SLAB	PANEL VEN.	SLAB FDTN.												
STONE	UNFIN.	SINGLE SIDING												
PIERS		DOUBLE SIDING												
BASEMENT														
NO.	1	2	3	PARTITION										
%				NONE										
%				AVERAGE										
%				HEAVY										
EXT. WALLS														
SIDING ON SHEATHING	KITCHEN EQUIP.													
SINGLE SIDING	FIN. INT.													
WOOD SHINGLES	ELECTRIC													
COMP. SHINGLES	PLUMBING													
ALUMINUM SIDING	ATTACHED GARAGE													
STUCCO	STY. HGT.													
BRICK VENEER	BRICK VENEER													
STONE VENEER	FRAME													
SOLID BRICK	FINISHED UP													
CONC. BLOCK	LISTED BY													
METAL PANEL	MEASURED BY													
CLAPBOARD	DATE													
INSULATION														
WALLS	CEIL.	FULL	REMODELING DATA											
ROOF TYPE	DETAIL													
MAINSARD	GABLE	DATE												
GAMBREL	HIP	EST. COST												
FLAT	EXPN.	ADDED VALUE												
ROOFING														
TILE	ASPHALT	REMODELING DATA												
SHAKES	ASBESTOS	DETAIL												
METAL	WOOD	DATE												
ROLL	SLATE	EST. COST												
ATTIC & BSM'T. FINISH														
A	100%	3	ADDED VALUE											
B	100%	3	REMODELING DATA											
GAR. IN BSM'T.														
1 CAR	2 CAR	PURPOSE												
FLOORS	8	1	2	3	DATE									
EARTH		EST. COST												
CONCRETE		ADDED VALUE												
PINE		REMODELING DATA												
HARDWOOD		DETAIL												
VINYL TILE		DATE												
POURED TOR.		EST. COST												
CARPET/SUB.		ADDED VALUE												
ROOMS														
8	2	1	5	YR. UPDATED										
2	3	G	F	P	LISTED BY									
INTERIOR		MEASURED BY												
EXTERIOR		PRICED BY												
LAYOUT		NOTES												
TOTAL														
FACTOR 20/10 %														
REPLACEMENT VALUE														
LAND VALUE														
BUILDING VALUE														
PROPERTY VAL. 100%														
1,56,19,14 Nice														