TYPE & USE

100-199 RESIDENTIAL /
110 DETACHED /
111 SEMI-DET.
112 ROW
116 APT. - GARD.
117 APT. - HRS.
151 HOTELS
153 MOTELS

200-399 MFG.

400-499 UTILITIES

500-599 COMMERCIAL
530 SHOP CTR.
553 SERV. STA.
580 RESTAURANT
OFFICE BLDG.

600-699 SERVICES
637 WAREHOUSE

700-799 RECREATION

800-899 RAW PROD.

900-999 VACANT

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
17671000	241	5	34B1A	

PROPERTY ADDRESS

2602 Valley Dr.

LEGAL DESCRIPTION	LOT SIZE
L. 601, R/S of Ls. 500 & 501 of Por. of Oakcrest & Sec. 2, Braddock Hgts.	9,247 sq.ft.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R 8			

RECORD OF OWNERSHIP	MAILING ADDRESS
Randolph, John B. or Marie	Same

YR.	LAND	IMP.	ASSESSED VALUE
'73	6,600	16,300	22,900
74	7300	16300	23600
75	7900	20300	28200
76	~~7900~~	~~23200~~	~~31400~~
76	7900	23600	31500
77	17400	54400	71800

DEED BK. & PAGE	DATE	NOTES
78 17400	65200	82600
581-441 24400	70900	95300
PRICE: BB 24400	89100	113500
81 31700	91700	123400
PRICE: 82 31700	100400	132100
83 34400		
PRICE:		
PRICE:		
PRICE:		

PHOTO

REMARKS

3t
1957
Code 057 1054
#2000 →

PROPERTY FACTORS

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 LOC.	ADJUSTMENTS SIZE	ADJUSTMENTS PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							15800

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.	ACT. VALU
R-1	2 1/4 S Br	32x38	2272	3+	1940	65	Avg						
G-2	1S Br	20x20											

FOUNDATION

CONC. OR BRICK	
TILE OR CONC. BLK.	✓
CONC. SLAB	
STONE	
PIERS	

BASEMENT

NO.	¼	½	¾	F

EXT. WALLS

SIDING ON SHEATHING	
SINGLE SIDING	
WOOD SHINGLES	
COMP. SHINGLES	
ALUMINUM SIDING	
STUCCO	
BRICK VENEER	✓
STONE VENEER	
SOLID BRICK	
CONC. BLOCK	
METAL PANEL	
CLAPBOARD	

INSULATION

WALLS	CEIL.	FULL

ROOF TYPE

MANSARD		GABLE	✓
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING

TILE		ASPHALT	✓
SHAKES		ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH

A	~~¼~~	~~½~~	~~¾~~	F	
B	¼	½	(¾)	F	

GAR. IN BSM'T.

1 CAR	✓	2 CAR	

FLOORS

	B	1	2	3
EARTH				
CONCRETE	1			
PINE				
HARDWOOD		4/3		
VINYL TILE	1	1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

	B	1	2	3
PLASTER	2	5	3	
DRYWALL				
PANEL VEN.				
UNFIN.				

PARTITION

	B	1	2	3
NONE				
AVERAGE	✓	✓	✓	
HEAVY				

KITCHEN EQUIP.

(DWSH) (DISP) (OVEN) (RANGE) (FAN)

FIREPLACES

	NO.
OPENINGS	2
CHIMNEYS	1

HEAT - AIR COND.

HOT AIR FORCED	
HOT AIR GRAVITY	
HOT WATER OR VAPOR	✓
FLOOR FURNACE	
RADIANT	
BASEBOARD	
WALL UNITS	
CENT'L. AIR COND.	✓
NO HEATING	

PLUMBING

4 FIXTURE BATH	
3 FIXTURE BATH	(2) ✓
2 FIXTURE BATH	(2) ✓
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

BATH FLR. & WAIN.	(2) ✓
BATH FLR. & SHW.	
BATH FLOOR	
None (2)	✓

ROOMS

B	2	1	5
2	3	3	

CONDITION	G	F	P
INTERIOR		✓	
EXTERIOR		✓	
LAYOUT		✓	

OUTBUILDINGS

	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.	✓		
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK	✓		
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR	✓		
FIN. INT.			
ELECTRIC			
PLUMBING			

ATTACHED GARAGE

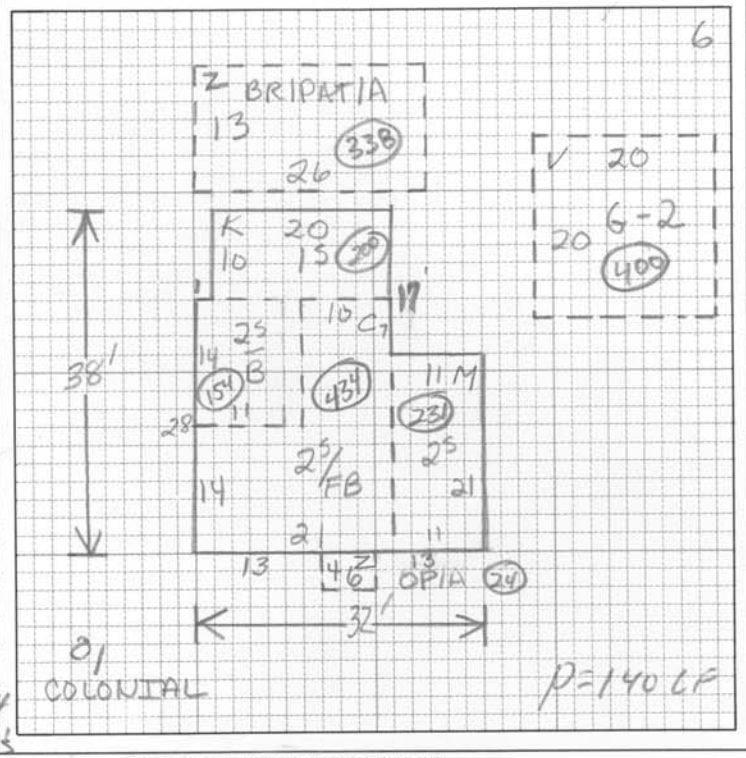
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY CMB

MEASURED BY JC

DATE 31 July

Mrs Randolph's Son



TOTAL BLDG. VALUE $

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL

REMODELING AND ADDITIONS

REMODELING DATA	DETAIL	DATE	EST. COST	ADDED VALUE
KITCHEN				
BATH				
HEATING - A.C.				
EXTERIOR				

ADDITION DATA

PERMIT NO.	AMOUNT	PURPOSE	DATE	EST. COST	ADDED VALUE

TOTAL	
FACTOR %	
REPLACEMENT VALUE	
LAND VALUE	
BUILDING VALUE	
PROPERTY VAL. 100%	

NOTES

1, 5+, 6, 10+

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY