TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL 110 DETACHED	17757500	242	5	1	

PROPERTY ADDRESS
2903 Valley Dr.

LEGAL DESCRIPTION	LOT SIZE
H. & L. 8, Blk. A, Sec. 5, Beverley Est	8,868 sq.ft.

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

RECORD OF OWNERSHIP	MAILING ADDRESS
Cornwell, Owne, et ux, et als	Same

YR.	LAND	IMP.	ASSESSED VALUE
'74	7,800	19,900	27,700
75	8600	23800	32400
76	8600	30900	39500
77	18900	70800	89700
78	18900	83600	102500
79	26500	87300	113800

DEED BK. & PAGE	DATE	NOTES
498-413		
PRICE: 80 26500	89400	115900
81 34500	98200	132700
PRICE: 82 34500-	102000	136500
83 —		
PRICE:		
PRICE:		
PRICE:		

TYPE & USE (continued): 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

PHOTO

REMARKS

3+
63

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.	SIZE	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
							17200

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	Br Split Level	36x44	~~2442~~ 2268	3+	1958	68	Avg						

TOTAL BLDG. VALUE $

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			2	3
VINYL TILE	1	3		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH

PLASTER				
DRYWALL	1	4	3	
PANEL VEN.		1		
UNFIN.	1			

PARTITION

	B	1	2	3
NONE				
AVERAGE	✓	✓	✓	
HEAVY				

KITCHEN EQUIP.

DW SH, DISP, OVEN, RANGE, FAN

FIREPLACES

	NO.
OPENINGS	2
CHIMNEYS	2

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	(1) ✓
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING

BATH FLR. & WAIN.	(1) ✓
BATH FLR. & SHW.	
BATH FLOOR	(1) ✓
None	(1) ✓

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

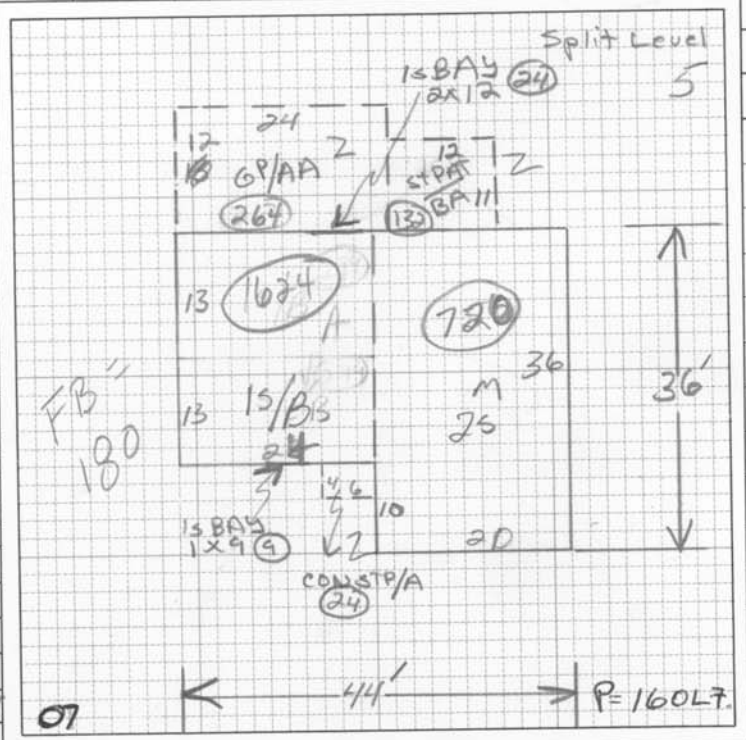
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY CMP

MEASURED BY CMP

DATE 24 July 74

Mr Cornwell



BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
J.B.	299sf	3.45	
PART	231f	11.80	

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
30687		Roof (3)	4/74	800	NONE

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY

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

NOTES

1, 3, 6, 10

APPRAISAL WORKSHEET

PROP. CODE: 17757500 — UPDATE ONLY 000 LAST UP DATE 10/01/78
MAP NO. 023.00 BLK: 01 LOT: 39
PROP. ADDR. 2903 VALLEY DR — NO. DWELLING UNITS
OWNER: CORNWELL OWEN ETUX ETALS
NBHD. 0010 STRUCTURE CODE: X302205-01 FIELD BOOK NO. 00063188 LAND USE CODE 100

BUILDING PERMITS:

DATE	NUMBER	DECL. VALUE	PUR	% COMPLETE
04/00/74	00030687	800	3	0
/ /				
/ /				

LOT-ZONING DATA:

LOT AREA 8868 — WIDTH — DEPTH — EXCESS AREA — ZONING — MLT. ZONING

LAND COMPUTATION:

CODE	1	330
UNIT PRICE	0.00	331
LOC. ADJ.	0	332
SIZE ADJ.	0	333
PHYS. ADJ.	0	334
OUTSIDE INF.	0	335
ADJ. UNIT PRICE	0.00	
NO. UNITS	0	336
LAND VALUE	18900	
L.S.	18900	337

COST DATA

YR.BLT.	1958		001
GRADE	3	4	002
% GRADE	15	(10)	003
TYPE	01	01	004
YR.REM.			005
EFF.AGE	1968	1973	006
DEPR. COND.	3		007
L.S.	0		008
INDICATOR	0		009

OBSOLESCENCE:

FUNC.	0		011
LOC.	0		012

PRIMARY STRUCTURE:

CONST.	02	02	014
STY.	205	205	015
AREA	756	720	016
CONST. II			017
CONST. III			018

ADDITIONS:

NUMBER	2	2	020
CONST. 2	02	02	021
STY. 2	100	100	022
S.F. 2	598	624	023
CONST. 3	02	01	024
STY. 3	105	105	025
S.F. 3	33	24	026
CONST. 4	00		027
STY. 4	0000		028
S.F. 4	0		029
CONST. 5	00		030
STY. 5	0000		031
S.F. 5	0		032
PERIMETER	160	160	034
LIV. AREA	2442	2268	035

DORMERS:

NO. FRT.	0		037
% FRT.	0		038
NO. SIDE	0		039
% SIDE	0		040
NO. REAR	0		041
% REAR	0		042
L.S.	0		043
INDICATOR	0		044

ATTIC:

NO. RMS.	0		050
% FIN.	0		051
L.S.	0		052
INDICATOR	0		053

BASEMENT:

NO. RMS.	1	1	055
AREA	299	180	056
L.S.	550		057
INDICATOR	1		058

FIREPLACES:

HOUSE OP.	2		060
BSMT. OP.	0		061
CHIMNEYS	2		062
L.S.	0		063
INDICATOR	0		064
ENERGY SRC.	0		066
L.S.	0		067

ROOF MATERIAL:

MATL. 1	5		068
MATL. 2	0		069
L.S.	0		070

BATH TILE:

FL. & W.	1		072
FL. & SH.	0		073
FL. ONLY	1		074
L.S.	0		075

HEATING-A/C:

H.A. FORCE	1		077
H.A. GRAV.	0		078
H. WATER	0		079
FL. FURN.	0		080
RADIANT	0		081
BASEBD.	0		082
HEAT PUMP	0		083
WALL UNIT	0		084
NO HEAT	0		085
CEN. A/C	1		086
L.S.	0		087
INDICATOR	0		088

BUILT-INS:

DISHWASHER	1		090
DISPOSAL	1		091

BUILT-INS (cont.):

HOOD/FAN	1		092
COMPACTOR	0		093
RANGE/OV.	1		094
INTRCOM	0		095
VACUUM	0		096
SEC. SYS.	0		097
KIT. REMOD.	0		098
OTHER	0		099
L.S.	0		100
INDICATOR	0		101

PLUMBING:

4 FIX	0		103
3 FIX	2		104
2 FIX	1		105
EX. W.C.	0		106
EX. SINK	0		107
ROUGH-IN	0		108
L.S.	0		109
INDICATOR	0		110

GARAGES:

1-CODE	0		115
AREA	0		116
RATE	0000		
GRADE	0		117
% DEPR.	0		118
2-CODE	0		119
AREA	0		120
RATE	0000		
GRADE	0		121
% DEPR.	0		122
3-CODE	0		123
AREA	0		124
RATE	0000		
GRADE	0		125
% DEPR.	0		126
L.S.	0		127
INDICATOR	0		128

PORCHES:

1-CODE	26	26	135
AREA	312	264	136
QUALITY	3	2	137

PORCHES (cont.):

2-CODE	01	4	140
AREA	132		141
QUALITY	1		142
3-CODE	07		143
AREA	24		144
QUALITY	2		145
4-CODE	00		146
AREA	0		147
QUALITY	0		148
5-CODE	00		149
AREA	0		150
QUALITY	0		151
L.S.	0		152
INDICATOR	0		153

MISC. IMPROVEMENTS:

1-CODE	0		155
AREA	0		156
RATE	0000		157
GRADE	0		158
% DEPR.	0		159
2-CODE	0		160
AREA	0		161
RATE	0000		162
GRADE	0		163
% DEPR.	0		164
3-CODE	0		165
AREA	0		166
RATE	0000		167
GRADE	0		168
% DEPR.	0		169
4-CODE	0		170
AREA	0		171
RATE	0000		172
GRADE	0		173
% DEPR.	0		174
L.S.	0		175
INDICATOR	0		176

MISC. COST 0 180

PROBLEM CODE:

DATA NO.		182
DATA NO.		183

OTHER APPRAISAL DATA

RENTAL DATA:

CODE			190
GRM			191
MONTHLY RENT			192

STRUCTURE:

FNDTN.-1	7		195
FNDTN.-2			196
RF. TYPE	4		197
RF. PITCH			198
PL. WALL			199
DRYWALL			200
PAN.VEN.			201
UNF.WALL			202
PINE FL.			203
HRDWD.FL.			204
TILE FL.			205
CARPET/SUB. FL.			206
UNFINFL.			207
BSMT. ENT.			208
INSULATION	1		209
PLB. BSMT.			210
PLB.1STFL.			211
BDR. BSMT.			212
BDR.1STFL.			213
BDR.2NDFL.			214
TOT. BDRS.			215
MET. WDW.			216
STORM WDW.			217

EXCEPTIONS:

UNIQUE PROP.			220
POOR PLAN			221
ACTS-NAT.			222
UNFIN. VAL.			223

STREET:

DEDICATED	0		225
UNIMPR.	0		226
CURB	1		227
GUTTERS			228
SIDEWK.	1		229
X-TRAF.			230
NON-THRU			231
CULDESAC			232

UTILITIES:

ST. DRNS.		235
WELLS		236
SEPTIC		237

LOCATION:

WTRFRT.		240
ADJ. PRK.		241
ADJ. GOLF		242
VIEW		243
PRIV.		244
RESTR.		245
ACCESS		246
HIST.		247
GL. PATH		248

INFLUENCES:

CORNER		255
ALLEY		256

INFL. (cont.):

PRKWY		257
HIWAY		258
INDUS.		259
COM.		260
R.R.		261
CEM.		262
NOISE		263
ODORS		264
NUIS.		265
LOT		266

SHAPE:

RECTNG.		270
TRIANG.		271
TRPZ.		272
CURVED		273
L-SHP.		274

SHAPE (cont.):

REAR			275
DBL.FRT.			276
TERRACE			277

TOPOGRAPHY:

LEVEL	1		280
AB. ST.	0		281
BLW. ST.	0		282
ROLLING	0		283
STEEP			284
FLD. PL.	0		285
WOODS			286

CONVENIENCES:

BUS		290
SHOPS		291
PUB.SER.		292
SOC.SER.		293

CONV. (cont.):

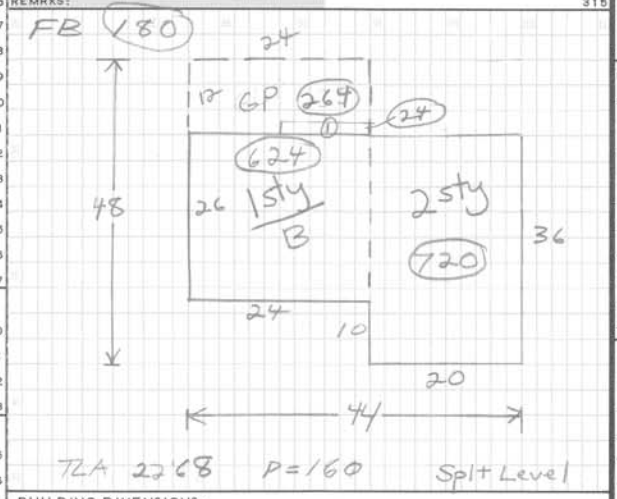
COMM.		294
RELIG.		295
SCHLS.		296
PRK-OFF		297
PRK-ON		298
METRO		299

NEIGHBORHOOD:

IMPROV.	1		305
DECL.	0		306
STATIC	0		307
PLN.COM.			308
ARC.CON.			309
HOMOG.			310

REMRKS: 315

FB 180



BUILDING DIMENSIONS:

NO SKETCH DATA IS AVAILABLE

89400

SUMMARY

	LS:	COST:
BASE VALUE		63954
ATTIC	0	0
BASEMENT	1182	1182
DORMERS	0	0
FIREPLACES	0	4730
ROOF MATL.	0	0
BATH TILE	0	0
ENERGY SOURCE	0	0
HEAT-A/C	0	4988
BUILT-INS	0	1462
PLUMBING	0	3225
PORCHES	0	5777
GARAGES	0	0
RCN TOTAL		85318
DEPRECIATION	86 %	
FUNC. OBS.	0	LOC.OBS. 0
RCLND TOTAL		73373
IMPROVEMENTS TOT.		0
RCLND + IMPROV.		73373
LCF.	1.18	
ADJ. COST VALUE		86580
LAND VALUE		18900
MISC. COST		0
TOTAL COST VALUE		105480

VALUATION SUMMARY:

LAST ASSESSED VALUE		113800
SALE DATE	/ /	
SALE PRICE		
COST VALUE		105480
MRA VALUE		
INCOME VALUE		
CORRELATION VALUE		
FINAL VALUE		105480
APPRAISER VALUE		350
DATE	07/24/74 6/19/79	351
I.D.	02 352	SOURCE 1 353