

Account: 315 Card: 1 of 1

Map/Lot: 012-010-010-059
Location: 20 AMBROSE CIRCLE

Neighborhood 83 Avg-Good Location		Sale Data	
Zoning/Use	Lake District	Sale Date	03/29/2024
Topography	Rolling Below Street	Sale Price	0
Utilities	Drilled Well/Point Septic System	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
GIS Map	12	Verified	Public Record
Field Review	1	Validity	Related Parties
Reference 1			
Reference 2	010-010-059-000		
Tran/Land/Bldg	0 1 1		
REVIEW	0	Bulding Permit	0
Exemption(s)	1	Land Schedule	2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Base Lot	137,500	129,366.23	100%		129,366
1.29	Acre-Acres to 10	6,600.00	8,514.00	100%		8,514
Total Acres 2.29			Land Total			137,880

Dwelling Description				Replacement Cost New	
Colonial	Two Story	1092 Sqft	Grade C 120	Base	428,580
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,661
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,480
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,184
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2001	0	Typical	Typical	Average	Typical	455,236	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		88%	100%	100%	400,608

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Storv/Basement	2001	144	C 120	26.594	Ava.	88%	100%	100%	23,403
Open Frame Porch	2001	180	C 120	4.385	Ava.	88%	100%	100%	3,859
Wood Deck	2001	196	C 120	3.522	Ava.	88%	100%	100%	3,099
Frame Shed	2017	192	C 100	2.765	Ava.	96%	100%	100%	2,654
2,328 SFLA						Outbuilding Total			33,015

Acpt Land	137,900	Accepted Bldg	433,600	Total	571,500
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Gray
Name: FLEMING, LAUREN E

Valuation Report

08/27/2025

Page 2

Map/Lot:
Location:

012-010-010-059
20 AMBROSE CIRCLE

Account: 315

