

**Valuation Report**

04/15/2011

Name: HAFFORD, IOLA M

Page 1

Account: 725 Card: 1 of 1  
 Neighborhood 76 BLOCK 76

Map/Lot:  
 Location:

076-003-003  
 21 INDEPENDENCE LANE

Zoning/Use RES DEVELOPMENT  
 Topography Level  
 Utilities All Public  
 Street Paved

Reference 1 B6048P0005  
 Reference 2  
 Tran/Land/Bldg 1 1 11  
 X Coordinate 0 Y Coordinate 0  
 Exemption(s) 21 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.63	Acres-Homesite (Fract)	10,800.00	8,572	100%		8,572	
Total Acres 0.63						Land Total	8,572

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One Story	1,058 Sqft	Grade C 105	Base	73,244
Exterior	VINLY/ALUM	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	688 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,843
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,229
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,155
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1977	0	Typical	Typical	Above Average	Typical	85,471	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None			None	77%	96%	100%	63,180

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
1SFr Overhang	1977	41	C 100	1,683	Avg+	77%	96%	100%	1,244	
Wood Deck	1977	64	C 100	438	Avg.	74%	100%	100%	324	
Encl Frame Porch	1977	70	C 100	1,710	Avg+	77%	96%	100%	1,264	
1S AD/GAR.....	1977	504	C 105	27,148	Avg+	77%	96%	100%	20,068	
Natatorium	2004	1275	C 100	36,338	Avg.	92%	100%	100%	33,431	
Wood Deck	1977	120	D 100	657	Avg.	74%	100%	100%	486	
One Story Frame	2000	168	C 100	8,235	Avg.	90%	96%	100%	7,116	
Frame Shed	2000	168	C 100	766	Avg.	90%	96%	100%	661	
Frame Shed	1977	288	D 100	1,051	Avg.	74%	96%	100%	747	
Frame Shed	1977	112	D 100	408	Avg-	70%	96%	100%	275	
1,778 SFLA		53.18 = \$/SFLA (4)							Outbuilding Total	65,616

**Acpt Land**

8,600 **Accepted Bldg**

128,800 **Total**

137,400

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SHED 8X14=112

