# REAL ESTATE APPRAISAL CARD---URBAN MASTER INDEX

D #20298

LEGAL DESCRIPTION: 4-6 Inc. | SUB-DIVISION OR ADDITION: EXCELSIOR PLACE | SECTION | TW

LOTS | BLOCK: 7

HOUSE NO. 613 | STREET: Finch St. | CITY: LAFAYETTE

OWNER'S NAME AND ADDRESS: RUTH L. DAVIES, LAFAYETTE

CHANGES IN OWNERSHIP:

| NAME | ADDRESS | DATE | VOLUME | PAGE | TYPE INSTRUMENT | REMA |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |

TAXING DISTRICTS: CITY | SCHOOL | FIRE | SANITARY | OTHER

## LOT OR ACREAGE DESCRIPTION

**ZONING**

- RESIDENTIAL ☐
- APARTMENT ☐
- COMMERCIAL ☐
- LIGHT INDUSTRIAL ☐
- HEAVY INDUSTRIAL ☐
- ☐
- ☐

REGULAR LOT SIZE ____ X ____

IRREGULAR LOT SIZE ____ X ____ X ____

**STREET OR ROAD**

- PAVED ☐
- HARD SURFACE ☐
- OILED ☐
- GRAVEL OR STONE ☑
- UNIMPROVED ☐

CONDITION:

- GOOD ☐
- AVERAGE ☑
- POOR ☐

**IMPROVEMENTS**

- SIDEWALK ☐
- CURB ☐
- DRIVEWAY ☐
- CITY WATER ☑
- WELL ☐ SPRING ☐
- SEWER not conn ☑
- ELECTRICITY ☑
- GAS ☐
- PAVED ALLEY ☐

**TOPOGRAPHY**

- LEVEL ☑
- HIGH ☐
- STEEP ☐
- SOIL ☑
- LOW ☐
- SLOPING ☐
- HILLY ☐
- ROCK ☐

SPECIAL LAND NOTES:

## LAND VALUE CALCULATION

| SIZE OR ACRES | UNIT VALUE | DEPTH, CORNER, OTHER: TABLE | DEPTH, CORNER, OTHER: FACTOR | FRONT FOOT OR ACRE VALUE | TOTAL VALUE |
|---|---|---|---|---|---|
| | | | | | $ |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

NET ADDITION ____ % ____ AMOUNT ____ TOTAL $ ____

NET DEDUCTIONS ____ % ____ AMOUNT ____ ADD OR DEDUCT ____

TOTAL LAND VALUE ____

BASIS OF ADDITIONS OR DEDUCTIONS:

## SUMMARY

| DESCRIPTION | DATE | AMOUNT |
|---|---|---|
| BUILDING PERMIT | | $ |
| ORIGINAL COST (IMPROVEMENTS) | | |
| ADDITIONS AND BETTERMENTS | | |
| OWNER'S ESTIMATE OF VALUE | | |
| PRIVATE APPRAISAL | | |
| INSURANCE | | |
| MORTGAGE | | |
| MONTHLY RENTAL | | |
| ADVERTISED FOR SALE | | |
| TRANSFERRED | | |

## ANNUAL ASSESSMENT

| YEAR | % CHANGE | REASON | LAND | IMPROVEMENTS | TOTAL |
|---|---|---|---|---|---|
| 1956 | | | $ 150 | $ 1100 | $ 12,50 |
| 19 | | | | | |
| 19 | | | | | |
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| 19 | | | | | |

## SUMMARY OF LAND AND BUILDING VALUES

| | FULL APPRAISED VALUE |
|---|---|
| LAND | $ |
| BUILDINGS AND IMPROVEMENTS (THIS CARD) | |
| CARD NO. ____ | |
| CARD NO. ____ | |
| TOTAL BUILDINGS AND IMPROVEMENTS | |
| TOTAL ASSESSED LAND, BUILDINGS AND IMPROVEMENTS | $ |

MEASURED BY DONN DATE 1-7-56 CLASSIFIED BY ____ DATE ____ CHECKED BY ____ DATE ____

# BUILDING DESCRIPTION AND VALUE CALCULATION

CARD ___ OF ___ CARDS

CLASSIFICATION No. 10A

BLDG. No. ___

## TYPE AND USE
- 1-FAMILY DWELLING ☑
- 2-FAMILY DWELLING ☐
- ROW HOUSE ☐
- APARTMENT BUILDING ☐

## UNITS AND ROOMS

| KIND OF UNITS | NUMBER OF UNITS | NUMBER OF ROOMS |
|---|---|---|
| Bung | 1 | 4 |
| | | |
| | | |

## FOUNDATION
- POSTS OR PIERS ☐
- WALLS Rock ☐
- ☐

## EXTERIOR WALLS
- WOOD FRAME ☑
- SHEATHING ☐ NO SHEATHING ☑
- SOLID MASONRY ☐
- INSULATION: ___ % AREA
- SIDING: WOODBOARD ☑
- BOARD AND BATTEN ☐
- SHINGLE: WOOD ☐
- ASPHALT ☐ ASBESTOS ☐
- STUCCO ☐
- BRICK VENEER: COM. ☐ FACE ☐
- STONE VENEER: NATIVE ☐ CUT ☐
- BRICK SOLID: COM. ☐ FACE ☐
- CONCRETE BLOCK ☐
- Small Porch ☑

## ROOF
- TYPE: FLAT ☐ PITCHED ☑ LOW ☐
- MEDIUM ☑ STEEP ☐
- FRAMING: SIMPLE ☑
- AVERAGE ☒ DIFFICULT ☐

## MAIN BUILDING DESCRIPTION

### ROOFING
- PREPARED ROLL ☐
- BUILT-UP ASPHALT ☐
- SHINGLE: WOOD ☑ ASPHALT ☐
- ASBESTOS ☐ SLATE ☐
- METAL ☐ TILE: CEMENT ☐ CLAY ☐
- TIN ☐ COPPER ☐
- INSULATED ☐

### BASEMENT
- AREA: 100% ☐ 75% ☐ 50% ☐
- 25% ☐ NONE ☑
- NO FLOOR ☐
- PLASTERED CEILING ☐ PLASTERED WALLS ☐
- WALLS: KIND ___
- FINISHED ROOMS: NO. ___ ___ % AREA

### FLOORS
- SUBFLOOR 1ST ☐ 2D UP ☐
- NO SUBFLOOR 1ST ☑ 2D UP ☐
- CONSTRUCTION:
- WOOD JOISTS 2x6x24 3/4" ☑
- CONCRETE ON GRADE ☐
- ☐
- FINISH FLOORING:
- HARDWOOD ☐ SOFTWOOD ☑
- TILE: SQ. FT. ___
- ___ SQ. FT. ___

### INTERIOR FINISH
- WALLBOARD OR EQUAL ☑
- PLASTERED ☐
- WOOD PANELING: KIND: ___
- SQ. FT. ___
- TILE WALLS: SQ. FT. ___
- TRIM: HARDWD. ___ RMS.
- SOFTWOOD 4 RMS.

### LIGHTING
- ELEC. ☑ GAS ☐ NONE ☐

### ATTIC
- FINISHED STAIRS ☐
- PERCENT OF GROUND AREA:
- FINISHED ___ % UNFIN. ___ %

### PORCHES
- NUMBER: OPEN 1 CLOSED 1
- UNFINISHED ___ FINISHED ___

### TERRACES
- KIND ___

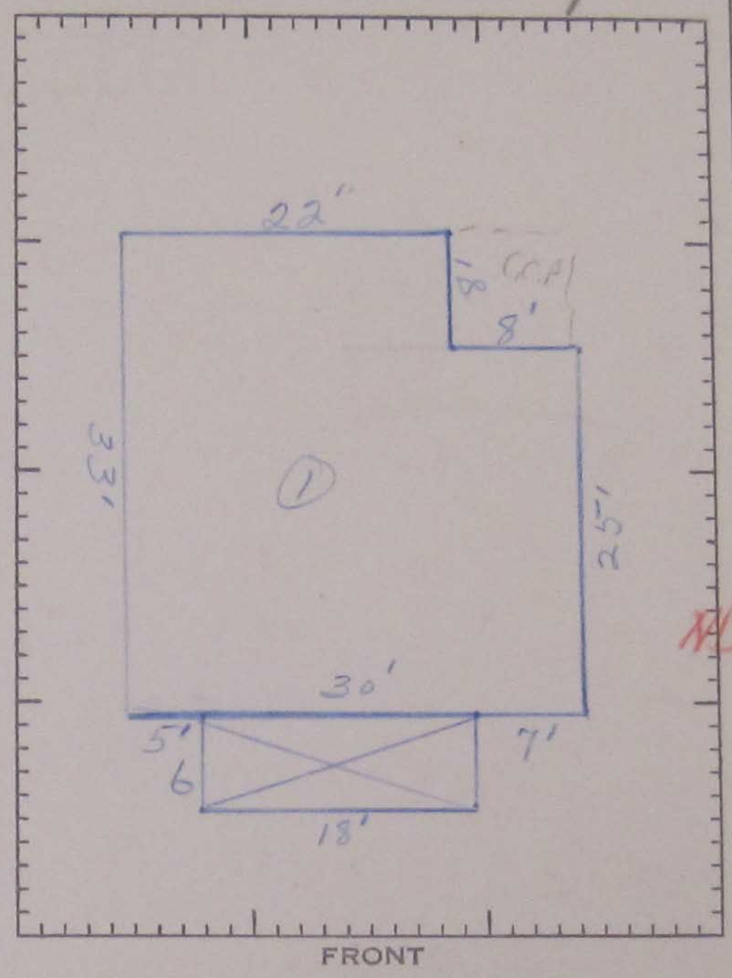
### HEATING
- STOVE Coal ☐
- WARM AIR: PIPELESS ___ ☐
- PIPED ___ ☐
- FORCED CIRCULATION ___ ☐
- HOT WATER OR VAPOR ___ ☐
- STEAM ___ ☐
- GAS STEAM RADIATORS ___ ☐
- GAS FLOOR FURNACES NO. ___
- AIR CONDITIONING ___ ☐
- AUTOMATIC BURNER OR STOKER
- OIL ___ ☐ GAS ☐ COAL ☐

### PLUMBING
- NONE ___ ☐ WATER ONLY ___ ☐
- BATHROOMS 1 TILED ___
- NUMBER OF FIXTURES: 1
- WASHSTANDS 1 TUBS ___
- WATERCLOSETS 1 SHWRS. ___
- SHOWER STALLS ___
- AUTOMATIC WATER HEATER ☐
- KITCHEN SINK ☑ LAUNDRY TUBS ☐

### OTHER ITEMS
- NATURAL FIREPLACES ___
- GAS FIREPLACES ___
- OUTSIDE CHIMNEYS ___

### STATE OF REPAIRS
- EXCELLENT ☐ GOOD ☑
- FAIR ___ ☐ POOR ___ ☐

## GROUND PLAN SKETCH
(INDICATE NUMBER STORIES) 1




## DEPRECIATION AND OBSOLESCENCE
- A. AGE (NORMAL DEPRECIATION) - ___ %
- B. PHYSICAL CONDITION - - - ___ %
- C. MODERNIZATION (MINUS) - - - ___ %
- D. TOTAL DEPRECIATION - - - ___ %
- E. NET CONDITION (100-D) - - - ___ %

## SPECIAL OBSOLESCENCE
- F. LOCATION (AREA NO. ___) - ___ %
- G. OTHER - - - - - - - - - ___ %
- H. TOTAL SPECIAL OBSOLESCENCE - ___ %
- J. FINAL NET CONDITION (100-H) XE ___ %

## AREA--MAIN BUILDING

| | AREA |
|---|---|
| 8 x 22 | 176 |
| 30 x 25 | 750 |
| x | |
| x | |
| x | |
| x | |
| x | |
| x | |
| TOTAL | 926 |

## REPRODUCTION COST AND FINAL VALUE
### MAIN BUILDING

| ITEM NO. | AREA OR QUANTITY | UNIT COST | TOTAL |
|---|---|---|---|
| BASE 1.27 | 926 | 2.35 | 2176 |
| 4 ∞ | 108 | .75 | 81 |
| | | | |
| | | | |
| | | | |
| ADDITIONS (PLUS) | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| DEDUCTIONS (MINUS) | | | |
| 8a | 926 | .015 | 113 |
| 8b | 926 | .069 | 63 |
| 9 | 926 | .22 | 203 |
| | | | |
| | | | |
| | | | |

BASE REPRODUCTION COST - - $ 1878.

FINAL NET CONDITION 50 60 %

FINAL VALUE-- MAIN BUILDING $ 700

## SUMMARY OF BUILDING VALUE
- MAIN BUILDING $
- GARAGE
- MINOR BUILDINGS 100
- OTHER IMPROVEMENTS 300 350
- TOTAL BUILDINGS AND IMPROVEMENTS $ 1100 for 53

BB & Ds

## DATE OF CONSTRUCTION

| DATE | AGE | SOURCE |
|---|---|---|
| | 75 | Est |

## MAJOR ALTERATIONS OR ADDITIONS

| DATE | AGE | DESCRIPTION | PER CENT |
|---|---|---|---|
| | | | |

## MAJOR ALTERATIONS OR ADDITIONS

| DATE | AGE | DESCRIPTION | PER CENT |
|---|---|---|---|
| | | | |

## GARAGE AND MINOR BUILDINGS

| CLASS NO. | SIZE WIDTH x DEPTH | AREA | WALLS | FLOOR | ROOF | 2D FLOOR FIN. | 2D FLOOR UNF. | HEATING | LIGHTING | PLUMBING | REPRODUCTION COST | AGE | DEPRECIATION | NET VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Gable 2c | 24 x 24 | 576 | Wood | Concrete | Tarred | Walls | Covered | Wood | Electric | | 490 | F | 55 | ~~440~~ 385 |
| Chicken Coop | 13 x 15 | 195 | Wood | Dirt | Roll | | ditto | | | | 130 | | | 85 |
| " 2b | 15 x 10 | 150 | Wood | Dirt | Roll | | ditto | | | | 110 | | | 70 |
| | | | | | 9 1/2 Corrug Iron | | | | | | | | | |

SPECIAL BUILDING NOTES: H & A, D 50

COLORADO TAX COMMISSION FORM NO. TC-RI-A (BOULDER) OUT WEST P. & S. CO., COLO. SPGS. J629