REAL ESTATE APPRAISAL CARD---URBAN MASTER INDEX - - #2116|6

LEGAL DESCRIPTION ~~A~~ 5

SUB-DIVISION OR ADDITION | SECTION | TW

LOTS | BLOCK 6 | FIRST UNION

HOUSE NO. 504 | STREET Elm | CITY LAFAYETTE

OWNER'S NAME AND ADDRESS: John E Noron ~~ANDREW P. & EDNA A. COULTER~~, LAFAYETTE

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REM.

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

LOT OR ACREAGE DESCRIPTION

ZONING		STREET OR ROAD		IMPROVEMENTS		TOPOGRAPHY	
RESIDENTIAL	☐	PAVED	☐	SIDEWALK	☐	LEVEL	☑
APARTMENT	☐	HARD SURFACE	☐	CURB	☐	HIGH	☐
COMMERCIAL	☐	OILED	☐	DRIVEWAY	☐	STEEP	☐
LIGHT INDUSTRIAL	☐	GRAVEL OR STONE	☑	CITY WATER	☑	SOIL	☐
HEAVY INDUSTRIAL	☐	UNIMPROVED	☐	WELL ☐ SPRING	☐	LOW	☐
	☐	CONDITION:		SEWER not conn	☑	SLOPING	☑
	☐	GOOD	☐	ELECTRICITY	☐	HILLY	☐
REGULAR LOT SIZE ____ X ____		AVERAGE	☑	GAS	☐	ROCK	☐
IRREGULAR LOT SIZE ____ X ____ X ____		POOR	☐	PAVED ALLEY	☐		☐

SPECIAL LAND NOTES: on lot 5

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		Lots 4-5-6-7
TRANSFERRED	8/3/60	9,500

ANNUAL ASSESSMENT

YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
1956		3 cards	$ 60	$ 1420	$ 1480
19					
19					
19					
19					
19					
19					
19					
19					
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 Dickard DATE 9-15-4850 CLASSIFIED BY ____ DATE ____ CHECKED BY ____ DATE ____

BUILDING DESCRIPTION AND VALUE CALCULATION

CARD 1 OF 2 CARDS

MAIN BUILDING DESCRIPTION

CLASSIFICATION No. 12A BLDG. No. ____

TYPE AND USE

- 1-FAMILY DWELLING [1]
- 2-FAMILY DWELLING [ ]
- ROW HOUSE [ ]
- APARTMENT BUILDING [ ]

UNITS AND ROOMS

KIND OF UNITS	NUMBER OF UNITS	NUMBER OF ROOMS
A-Fy	1	5

FOUNDATION

- POSTS OR PIERS [ ]
- WALLS Wood Sills [ ]

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 [ ]

ROOF

- TYPE: FLAT [ ] PITCHED [✓] LOW [ ]
- MEDIUM [✓] STEEP [ ]
- FRAMING: SIMPLE [✓]
- AVERAGE [X] DIFFICULT [ ]

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 Set outside [ ]
- 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 3 RMS.

LIGHTING

ELEC. [✓] GAS [ ] NONE [ ]

ATTIC

- FINISHED STAIRS [ ]
- PERCENT OF GROUND AREA
- FINISHED ____ % UNFIN. ____ %

PORCHES

- NUMBER: OPEN ____ CLOSED ____
- UNFINISHED ____ FINISHED ____

TERRACES

- KIND ____

HEATING

- STOVE Air [✓]
- 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 ____ TILED ____
- NUMBER OF FIXTURES:
- WASHSTANDS ____ TUBS ____
- WATERCLOSETS ____ SHWRS. ____
- SHOWER STALLS ____
- AUTOMATIC WATER HEATER [ ]
- KITCHEN SINK [ ] LAUNDRY TUBS [ ]

OTHER ITEMS

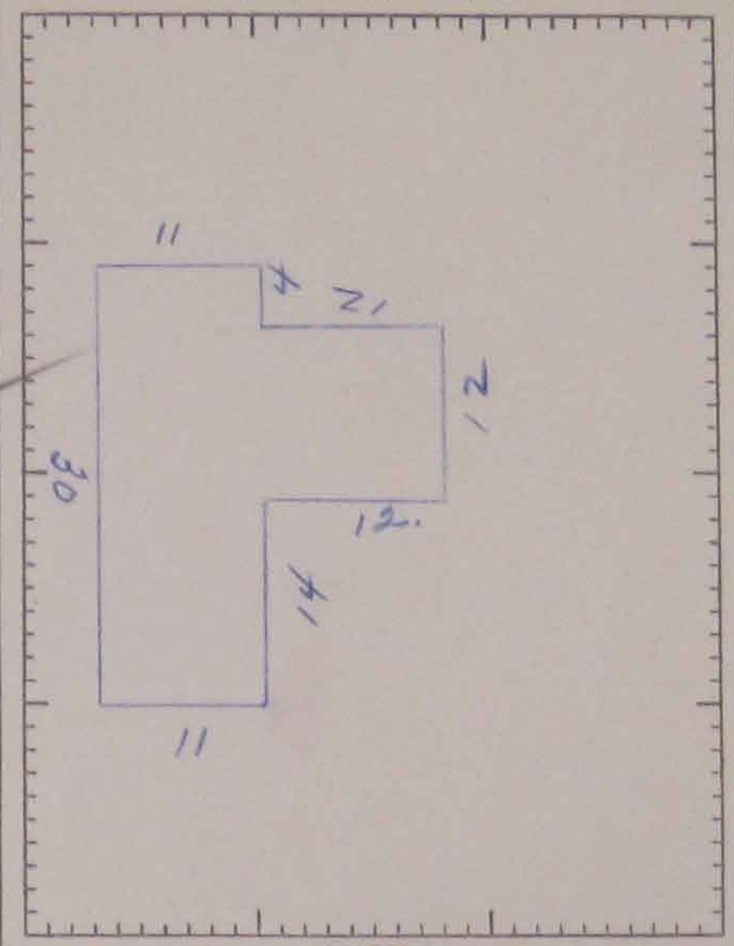
- NATURAL FIREPLACES ____
- GAS FIREPLACES ____
- OUTSIDE CHIMNEYS ____

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
30 x 11	330
12 x 12	144
x	
x	
x	
x	
x	
x	
TOTAL	474

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE 12A	474	3.00	1422
ADDITIONS (PLUS)			
DEDUCTIONS (MINUS)			
1a	474	.091	43
3d	474	.028	13
8a	474	.015	7
8e	474	.078	36
9	474	.26	123
10 a-f			220

BASE REPRODUCTION COST - - $ 980

FINAL NET CONDITION 55 %

FINAL VALUE--MAIN BUILDING $ 540

SUMMARY OF BUILDING VALUE

MAIN BUILDING $ 540

GARAGE

MINOR BUILDINGS

OTHER IMPROVEMENTS

TOTAL BUILDINGS AND IMPROVEMENTS $ 540

DATE OF CONSTRUCTION

DATE	AGE	SOURCE
	48	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

SPECIAL BUILDING NOTES: 45/10

COLORADO TAX COMMISSION FORM NO. TC-R1-A (BOULDER) CUT WEST P. & B. CO., COLO. SPGS. J629