

REAL ESTATE APPRAISAL CARD---URBAN MASTER INDEX

LEGAL DESCRIPTION

SUB-DIVISION OR ADDITION

SECTION TW

FIRST UNION

LOTS *4-5* BLOCK *6*

HOUSE NO. *506* STREET *Elm* CITY *Lafayette*

OWNER'S NAME AND ADDRESS:

John E. Nixon
~~*Andrew P. and Edna H. Coulter*~~

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REM

TAXING DISTRICTS:

CITY _____ SCHOOL _____ FIRE _____ SANITARY _____ OTHER _____



LOT OR ACREAGE DESCRIPTION

LAND VALUE CALCULATION

ZONING	STREET OR ROAD	IMPROVEMENTS	TOPOGRAPHY
RESIDENTIAL <input type="checkbox"/>	PAVED <input type="checkbox"/>	SIDEWALK <input type="checkbox"/>	LEVEL <input type="checkbox"/>
APARTMENT <input type="checkbox"/>	HARD SURFACE <input type="checkbox"/>	CURB <input type="checkbox"/>	HIGH <input type="checkbox"/>
COMMERCIAL <input type="checkbox"/>	OILED <input type="checkbox"/>	DRIVEWAY <input type="checkbox"/>	STEEP <input type="checkbox"/>
LIGHT INDUSTRIAL <input type="checkbox"/>	GRAVEL OR STONE <input checked="" type="checkbox"/>	CITY WATER <input checked="" type="checkbox"/>	SOIL <input checked="" type="checkbox"/>
HEAVY INDUSTRIAL <input type="checkbox"/>	UNIMPROVED <input type="checkbox"/>	WELL <input type="checkbox"/> SPRING <input type="checkbox"/>	LOW <input type="checkbox"/>
	CONDITION:	SEWER <input checked="" type="checkbox"/> <i>not conn</i>	SLOPING <input checked="" type="checkbox"/>
REGULAR LOT <input type="checkbox"/>	GOOD <input type="checkbox"/>	ELECTRICITY <input checked="" type="checkbox"/>	HILLY <input type="checkbox"/>
	AVERAGE <input checked="" type="checkbox"/>	GAS <input type="checkbox"/>	ROCK <input type="checkbox"/>
IRREGULAR LOT SIZE <input type="checkbox"/>	POOR <input type="checkbox"/>	PAVED ALLEY <input type="checkbox"/>	

SIZE OR ACRES	UNIT VALUE	DEPTH, CORNER, OTHER		FRONT FOOT OR ACRE VALUE	TOTAL VALUE
		TABLE	FACTOR		
					\$
NET ADDITION _____ %	AMOUNT _____	TOTAL \$ _____			
NET DEDUCTIONS _____ %	AMOUNT _____	ADD OR DEDUCT _____			
TOTAL LAND VALUE _____					

SPECIAL LAND NOTES:

On lot 4

BASIS OF ADDITIONS OR DEDUCTIONS:

SUMMARY

ANNUAL ASSESSMENT

SUMMARY OF LAND AND BUILDING VALUES

DESCRIPTION	DATE	AMOUNT	YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL	FULL APPRAISED VALUE
BUILDING PERMIT		\$	19			\$	\$	\$	
ORIGINAL COST (IMPROVEMENTS)			19						
ADDITIONS AND BETTERMENTS			19						
OWNER'S ESTIMATE OF VALUE			19						
PRIVATE APPRAISAL			19						
INSURANCE			19						
MORTGAGE			19						
MONTHLY RENTAL			19						
ADVERTISED FOR SALE			19						
TRANSFERRED			19						
SUMMARY OF LAND AND BUILDING VALUES LAND _____ BUILDINGS AND IMPROVEMENTS (THIS CARD) _____ CARD No. _____ CARD No. _____ TOTAL BUILDINGS AND IMPROVEMENTS _____ TOTAL ASSESSED LAND, BUILDINGS AND IMPROVEMENTS \$ _____									\$

MEASURED BY *Dean* DATE *9-15-41* CLASSIFIED BY _____ DATE _____ CHECKED BY _____ DATE _____

BUILDING DESCRIPTION AND VALUE CALCULATION

MAIN BUILDING DESCRIPTION

CLASSIFICATION No. 1-1

TYPE AND USE

1-FAMILY DWELLING

2-FAMILY DWELLING

ROW HOUSE

APARTMENT BUILDING

UNITS AND ROOMS

KIND OF UNITS	NUMBER OF	
	UNITS	ROOMS
<u>1-1/2</u>	<u>1</u>	<u>2</u>

FOUNDATION

POSTS OR PIERS

WALLS 6 in. Bl + Cem

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 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 Cement

FINISHED ROOMS: NO. _____ % AREA

FLOORS

SUBFLOOR 1ST 2D UP

NO SUBFLOOR 1ST 2D UP

CONSTRUCTION: WOOD JOISTS 2x8x94

CONCRETE ON GRADE

FINISH FLOORING: HARDWOOD SOFTWOOD

TILE: SQ. FT. _____

INTERIOR FINISH

WALLBOARD OR EQUAL

PLASTERED

WOOD PANELING: KIND: _____

Sq. Ft. _____

TILE WALLS: SQ. FT. _____

TRIM: HARDWD. RMS.

SOFTWOOD RMS.

LIGHTING

ELEC. GAS NONE

BLDG. No. _____

ATTIC

FINISHED STAIRS

PERCENT OF GROUND AREA: FINISHED _____ % UNFIN. _____ %

PORCHES

NUMBER: OPEN _____ CLOSED _____

UNFINISHED _____ FINISHED _____

TERRACES

KIND _____

HEATING

STOVE oil

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 _____

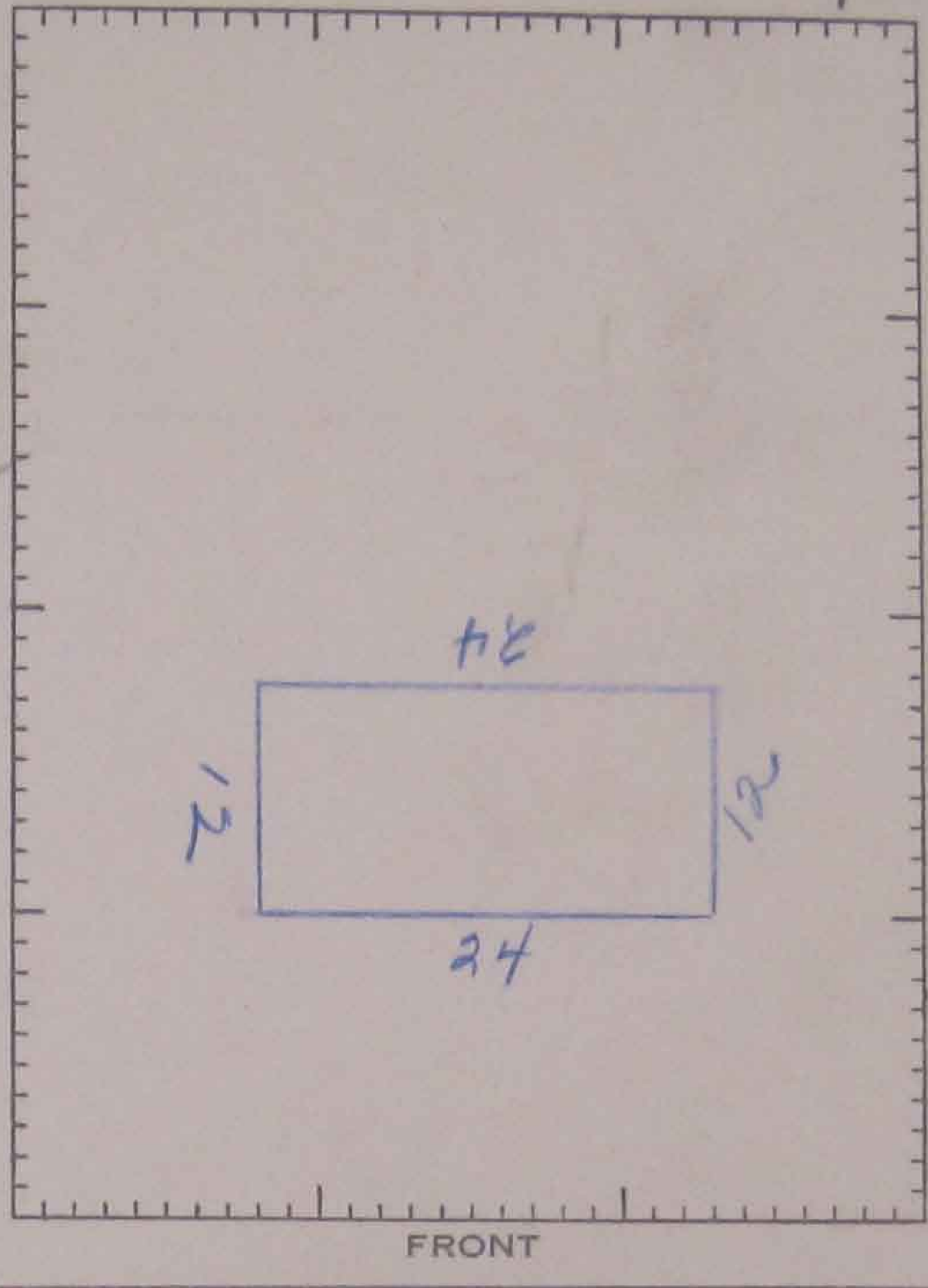
STATE OF REPAIRS

EXCELLENT GOOD

FAIR POOR

GROUND PLAN SKETCH

(INDICATE NUMBER STORIES)



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 _____ %

DATE OF CONSTRUCTION

DATE	AGE	SOURCE
<u>75</u>	<u>20</u>	<u>Est.</u>

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT
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MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT
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GARAGE AND MINOR BUILDINGS

CLASS NO.	SIZE WIDTH X DEPTH	AREA	WALLS	FLOOR	ROOF	2D FLOOR		HEATING	LIGHTING	PLUMBING	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE
						FIN.	UNF.							

SPECIAL BUILDING NOTES: 10/1/68

AREA--MAIN BUILDING

	AREA
<u>12 x 24</u>	<u>288</u>
X	
X	
X	
X	
X	
X	
X	
TOTAL	

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
<u>242A</u>	<u>288</u>	<u>2.07</u>	<u>596</u>

ADDITIONS (PLUS)

<u>50</u>	<u>72</u>	<u>1.35</u>	<u>97</u>
<u>110</u>	<u>288</u>	<u>.089</u>	<u>25</u>

DEDUCTIONS (MINUS)

<u>30</u>	<u>288</u>	<u>.033</u>	<u>9</u>
<u>32</u>	<u>288</u>	<u>.028</u>	<u>8</u>
<u>80</u>	<u>288</u>	<u>.015</u>	<u>4</u>
<u>85</u>	<u>288</u>	<u>.070</u>	<u>25</u>

SUMMARY OF BUILDING VALUE

BASE REPRODUCTION COST	<u>5</u>	<u>672</u>
FINAL NET CONDITION		<u>60</u> %
FINAL VALUE-- MAIN BUILDING \$		<u>406</u>

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$	<u>406</u>
GARAGE	
MINOR BUILDINGS	
OTHER IMPROVEMENTS	

TOTAL BUILDINGS AND IMPROVEMENTS

TOTAL BUILDINGS AND IMPROVEMENTS	<u>\$ 400</u>
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