

REAL ESTATE APPRAISAL CARD...URBAN MASTER INDEX

#20892

LEGAL DESCRIPTION	3	SUB-DIVISION OR ADDITION	SECTION	TW
LOTS	BLOCK	6	FIRST UNION	
HOUSE NO.	510	STREET	ELM CITY LAFAYETTE	



OWNER'S NAME AND ADDRESS: E. & A. B. SILVA, LAFAYETTE

CHANGES IN OWNERSHIP: Nash + Esther Munoz - John H + Aurora Lujan

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REMARKS

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

LOT OR ACREAGE DESCRIPTION

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	GOOD <input type="checkbox"/>	ELECTRICITY <input checked="" type="checkbox"/>	HILLY <input type="checkbox"/>
SIZE <u>X</u>	AVERAGE <input type="checkbox"/>	GAS <input type="checkbox"/>	ROCK <input type="checkbox"/>
IRREGULAR LOT SIZE	POOR <input checked="" type="checkbox"/>	PAVED ALLEY <input type="checkbox"/>	

LAND VALUE CALCULATION

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:

BASIS OF ADDITIONS OR DEDUCTIONS:

SUMMARY

ANNUAL ASSESSMENT

SUMMARY OF LAND AND BUILDING VALUES

DESCRIPTION	DATE	AMOUNT	YEAR	% CHANGE	REASON	LAND	IMPROVEMENTS	TOTAL
BUILDING PERMIT		\$	1956			\$ 50	\$ 510	\$ 560
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					

	FULL APPRAISED VALUE
LAND	\$
BUILDINGS AND IMPROVEMENTS (THIS CARD)	
CARD NO. _____	
CARD NO. _____	
TOTAL BUILDINGS AND IMPROVEMENTS	
TOTAL ASSESSED LAND, BUILDINGS AND IMPROVEMENTS	\$

BUILDING DESCRIPTION AND VALUE CALCULATION

CARD OF CARDS

MAIN BUILDING DESCRIPTION

CLASSIFICATION No. 24

TYPE AND USE

1-FAMILY DWELLING

2-FAMILY DWELLING

ROW HOUSE

APARTMENT BUILDING

UNITS AND ROOMS

KIND OF UNITS	NUMBER OF	
	UNITS	ROOMS
<u>dwg</u>	<u>1</u>	<u>3</u>

ROOFING

PREPARED ROLL

BUILT-UP ASPHALT SHINGLE:

WOOD ASPHALT

ASBESTOS SLATE

METAL TILE: CEMENT CLAY

TIN COPPER

INSULATED

BLDG. No. _____

ATTIC

FINISHED STAIRS

PERCENT OF GROUND AREA:

FINISHED _____% UNFIN. _____%

PORCHES

NUMBER: OPEN _____ CLOSED _____

UNFINISHED _____ FINISHED _____

TERRACES

KIND _____

BASEMENT

AREA: 100% 75% 50% 25% NONE

NO FLOOR PLASTERED

PLASTERED CEILING PLASTERED WALLS

WALLS: KIND _____

FINISHED ROOMS: NO. _____ % AREA _____

HEATING

STOVE wood

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

FOUNDATION

POSTS OR PIERS

WALLS stone + sills

FLOORS

SUBFLOOR 1ST 2D UP

NO SUBFLOOR 1ST 2D UP

CONSTRUCTION:

WOOD JOISTS 2x4x14

CONCRETE ON GRADE

FINISH FLOORING:

HARDWOOD SOFTWOOD

TILE: SQ. FT. _____

PLUMBING

NONE WATER ONLY

BATHROOMS _____ TILED

NUMBER OF FIXTURES:

WASHSTANDS _____ TUBS _____

WATERCLOSETS _____ SHWRS. _____

SHOWER STALLS _____

AUTOMATIC WATER HEATER

KITCHEN LAUNDRY

SINK TUBS _____

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

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

OTHER ITEMS

NATURAL FIREPLACES _____

GAS FIREPLACES _____

OUTSIDE CHIMNEYS _____

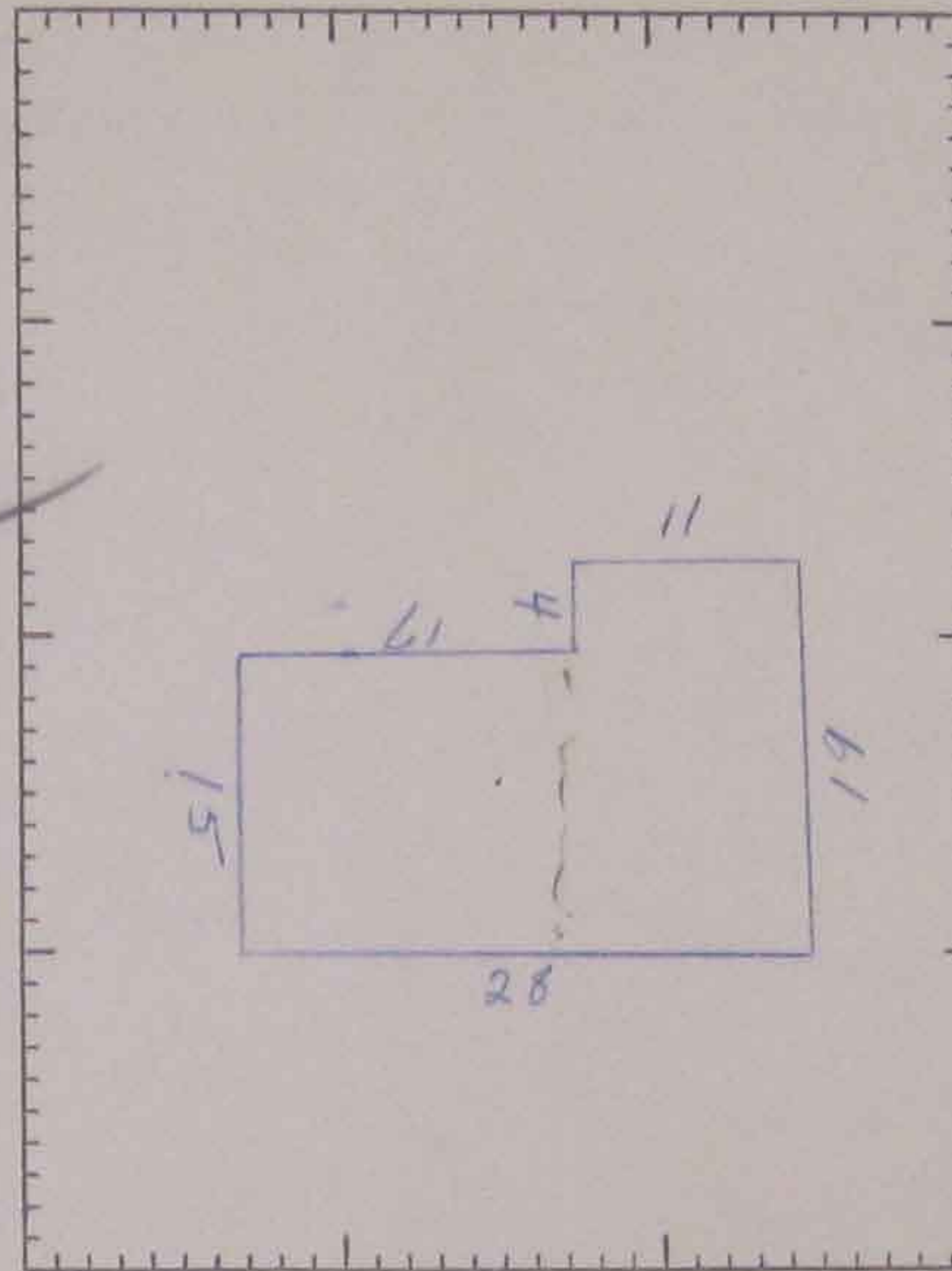
STATE OF REPAIRS

EXCELLENT GOOD

FAIR POOR

GROUND PLAN SKETCH

(INDICATE NUMBER STORIES) 1



FRONT

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>1914</u>	<u>40</u>	<u>Est</u>
<u>34 B.C.A.</u>		

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		HEATING	LIGHTING	PLUMBING	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE
						FIN.	UNF.							
<u>26</u>	<u>10 X 26</u>	<u>260</u>	<u>Wood</u>	<u>Dirt</u>	<u>Wood</u>	<u>Shingle</u>	<u>Por</u>			<u>66</u>	<u>170</u>			<u>185</u>
<u>5</u>	<u>6 X 11</u>		<u>C.B.</u>	<u>Concr</u>	<u>RR</u>									

with finished tub
out side Bath Room - check 1923

SPECIAL BUILDING NOTES: Hand PD

AREA--MAIN BUILDING

<u>15</u> x <u>17</u>	AREA <u>255</u>
<u>4</u> x <u>19</u>	<u>208</u>
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
<u>X</u>	
TOTAL	<u>463</u>

REPRODUCTION COST AND FINAL VALUE

MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE	<u>463</u>	<u>2.00</u>	<u>926</u>
<u>242A1</u>			

ADDITIONS (PLUS)

<u>11-a</u>	<u>463</u>	<u>.050</u>	<u>23</u>
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DEDUCTIONS (MINUS)

<u>2E</u>	<u>463</u>	<u>.140</u>	<u>64</u>
<u>30</u>	<u>463</u>	<u>.033</u>	<u>15</u>
<u>1-a</u>	<u>463</u>	<u>.090</u>	<u>41</u>
<u>8-a</u>	<u>463</u>	<u>.015</u>	<u>6</u>
<u>8-b</u>	<u>463</u>	<u>.075</u>	<u>34</u>

BASE REPRODUCTION COST 926

FINAL NET CONDITION 55%

FINAL VALUE--MAIN BUILDING \$ 433

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$	<u>430</u>
GARAGE	
MINOR BUILDINGS	<u>180</u>
OTHER IMPROVEMENTS	
<u>50/10</u>	
<u>5-10</u>	
TOTAL BUILDINGS AND IMPROVEMENTS	\$ <u>510</u>