

REAL ESTATE APPRAISAL CARD...RURAL MASTER INDEX # 20943

15197

LEGAL DESCRIPTION SW⁴-SW⁴-35-1N-69
 SECTION TWP. RANGE NUMBER OF ACRES
52 1/2 acres Kalamette Tracts

52 1/2 acres 35-1N-69
 This is a small tract of land formerly belonging to his father
Joseph McDaniel (at 811 E. Badeline
EAST.

OWNER'S NAME AND ADDRESS: Joseph A. McDaniel, 806 Dounce

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE INSTRUMENT	REMARKS



LAND VALUE ADJUSTMENTS

ITEM	DESCRIPTION	NUMBER OF ACRES	ADJUSTMENT				LAND VALUE
			PERCENT		AMOUNT		
			ADD.	DED.	ADD.	DED.	
ORCHARDS							
MERCHANTABLE TIMBER							
MINERALS OR COAL							
WATER RIGHT							
OTHER							
LOCATION FACTORS		DISTANCE					
ALL WEATHER ROAD							
TYPE OF ROAD							
LOCAL TRADING CENTER							
OTHER							
OTHER							
TOTAL ADDITION AND DEDUCTION \$			\$	\$			
TOTAL NET ADJUSTMENT			\$	\$			



ROADS AND	
TOTAL	
TOTAL NET ADJUSTMENTS	\$
TOTAL FARM LAND VALUE	\$

SUMMARY

DESCRIPTION	DATE	AMOUNT
ORIGINAL COST (IMPROVEMENTS)		\$
ADDITIONS AND BETTERMENTS		
OWNER'S ESTIMATE OF VALUE		
PRIVATE APPRAISAL		
INSURANCE		
MORTGAGE		
ADVERTISED FOR SALE		
TRANSFERRED		

ANNUAL ASSESSMENT

YEAR	% CHANGE	REASON	LAND \$	IMPROVEMENTS \$	TOTAL \$
19					
19					
19 63				210	
19 64			50	1330	1380
19					
19					
19					
19					
19					
19					

SUMMARY OF VALUES

TOTAL LAND VALUE	
BUILDINGS AND IMPROVEMENTS (THIS CARD)	
CARD NO.	
CARD NO.	
TOTAL BUILDINGS AND IMPROVEMENTS	
TOTAL LAND, BUILDINGS AND IMPROVEMENTS	\$

BUILDING DESCRIPTION AND VALUE CALCULATION

CARD OF CARDS

CLASSIFICATION No. 29-1-A-1 MAIN BUILDING DESCRIPTION

BLDG No.

GROUND PLAN SKETCH
(INDICATE NUMBER STORIES) One

AREA--MAIN BUILDING

TYPE AND USE

Farm Dwelling
 Farm Barn
 Other Farm
 Com'l: Indus.: Card No.
 Number of Rooms

ROOFING

Prepared Roll
 Built-Up Asphalt
 Shingle: Wood Asphalt
 Asbestos Slate
 Metal Tile: Cement Clay
 Tin Copper
 Insulated

ATTIC

Finished Stairs
 Percent of Ground Area
 Finished % Unfin. %

PORCHES

Number: Open Closed
 Unfinished Finished

TERRACES

Kind

UNITS AND ROOMS

Kind of Units	Number of	
	Units	Rooms
<u>Res</u>	<u>4</u>	<u>1</u>

BASEMENT

Area: 100% 75% 50%
 25% None
 No Floor
 Plastered Ceiling
 Plastered Walls

HEATING

Stove gas
 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
mud sills

Walls: Kind
 Finished Rooms:
 No. % Area

PLUMBING

None Water Only
 Bathrooms 1 Tiled
 Number of Fixtures: Tubs 1
 Washstands 1 Water Closets 1
 Shower Stalls Kit. Sink
 Automatic Water Heater
 Laundry Tubs Septic Tank
 Private Water System
 Kind

EXTERIOR WALLS

Wood Frame
 Sheathing No Sheathing
 Solid Masonry
 Insulation: % Area
 Siding: Woodboard
 Board and Batten
 Shingle: Wood
 Asphalt Asbestos
 Stucco see siding
 Brick Veneer: Com. Face
 Stone Veneer: Native Cut
 Brick Solid: Com. Face
 Concrete Block

FLOORS

Subfloor 1st 2d Up
 No Subfloor 1st 2d Up
 Construction:
 Wood Joists 2x6-24
 Concrete on Grade
 Finish Flooring:
 Hardwood Softwood
 Tile: Sq. Ft.
 Sq. Ft.

OTHER ITEMS

Natural Fireplaces
 Gas Fireplaces
 Outside Chimneys

ROOF

Type: Flat Pitched Low
 Medium Steep
 Framing: Simple
 Average Difficult

INTERIOR FINISH

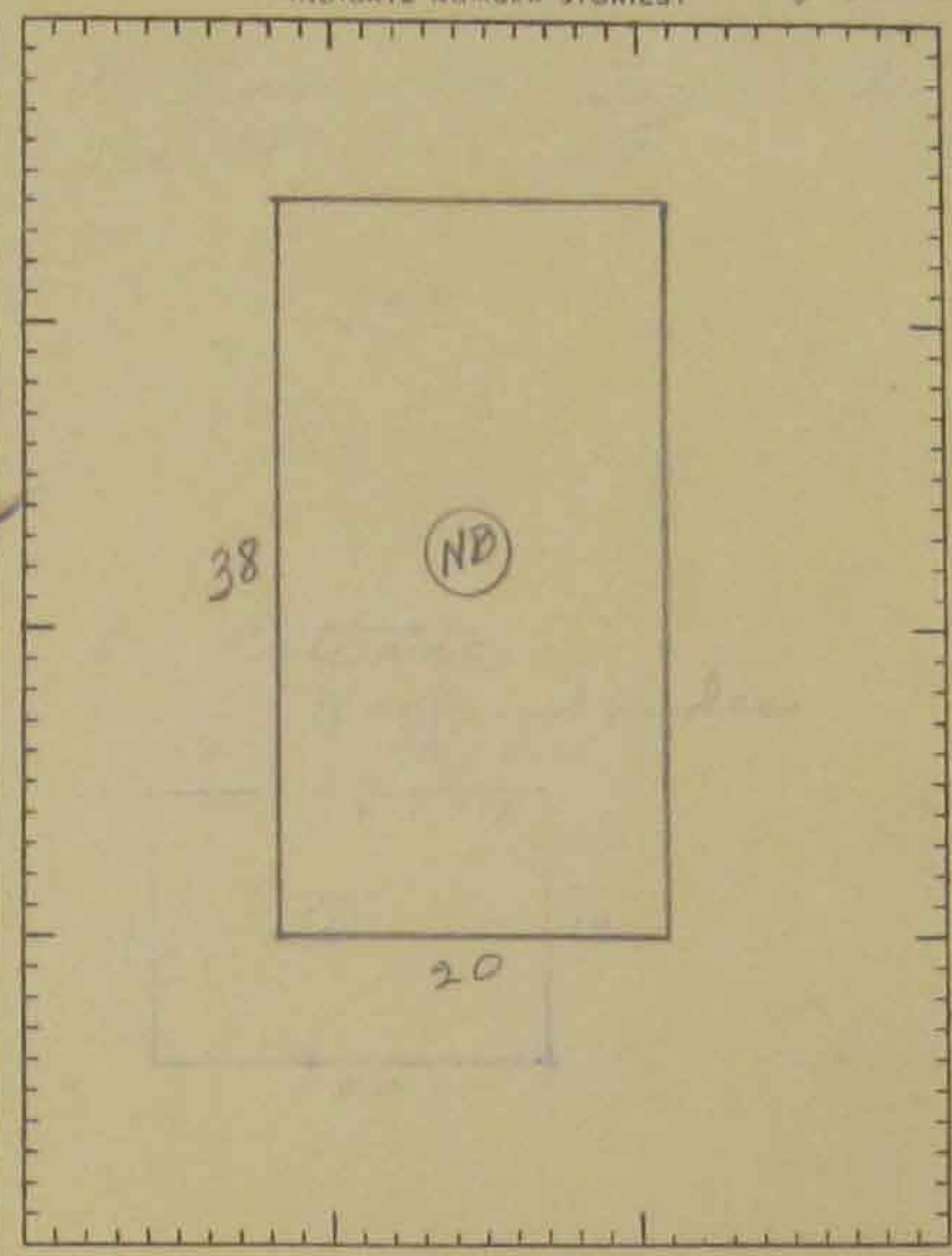
Wallboard or Equal
 Plastered
 Wood Paneling:
 Kind:
 Sq. Ft.
 Tile Walls: Sq. Ft.
 Trim: Hardwd. Rms.
 Softwood Rms.

STATE OF REPAIRS

Excellent Good
 Fair Poor

LIGHTING

Elec. Gas None



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	AREA
<u> </u>	<u>250</u>
<u>20 x 38</u>	<u>760</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
TOTAL	<u>580</u>

REPRODUCTION COST AND FINAL VALUE MAIN BUILDING

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
4424	280	119	333
<u>1291</u>	<u>760</u>	<u>251</u>	<u>1907</u>

ADDITIONS (PLUS)

<u>11 A</u>	<u>250</u>	<u>050</u>	<u>14</u>
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DEDUCTIONS (MINUS)

			<u>1907</u>
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SUMMARY OF BUILDING VALUE

BASE REPRODUCTION COST	<u>5</u>	<u>347</u>
FINAL NET CONDITION	<u>70</u>	<u>50%</u>
FINAL VALUE-- MAIN BUILDING	<u>\$1334</u>	<u>200</u>

DATE OF CONSTRUCTION

DATE	AGE	SOURCE

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT

MAJOR ALTERATIONS OR ADDITIONS

DATE	AGE	DESCRIPTION	PER CENT

OTHER FARM BUILDINGS

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

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$	<u>210</u>
GARAGE	
MINOR BUILDINGS	
OTHER IMPROVEMENTS	
TOTAL BUILDINGS AND IMPROVEMENTS	<u>\$1330</u>

SPECIAL BUILDING NOTES:

40% Dep