

SKETCH/AREA TABLE ADDENDUM

File No 9-014-18

Case No 5/8/02

Property Address 1555 W KING

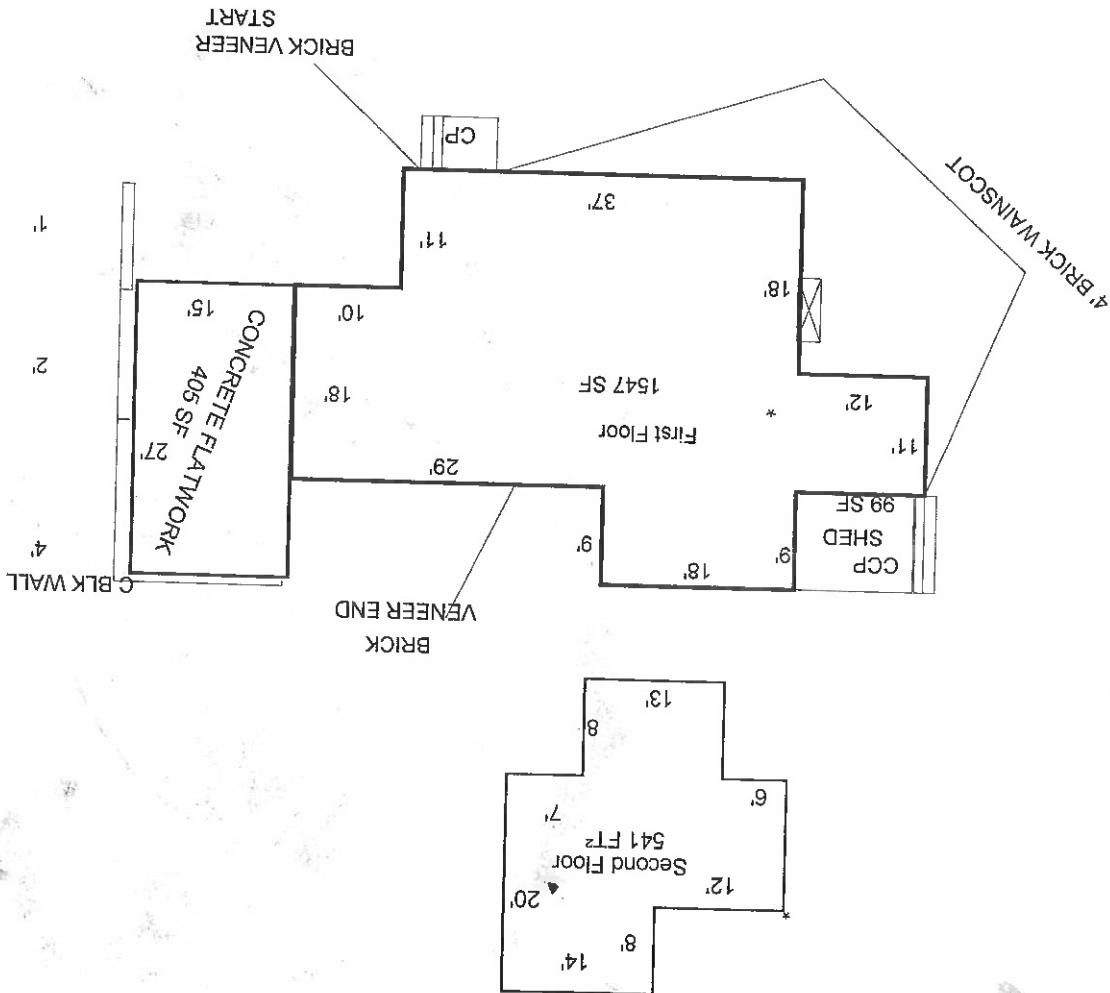
SUBJECT

City

Borrower

Lender/Client

Appraiser Name



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Size	Perimeter	Totals
GLA1	First Floor	1.00	1547	194	1547
GLA2	Second Floor	1.00	541	110	541
P/P	CCP	1.00	99	40	99
	CP	1.00	25	20	25
LAND	CONCRETE FLATWORK	1.00	405	84	405
(rounded)					
2088					
7 Areas Total (rounded)					
2088					
Subtotals					
LIVING AREA BREAKDOWN					
Breakdown					
First Floor					
	18 x	47			846
	11 x	37			407
	9 x	18			162
	11 x	12			132
Second Floor					
	9 x	13			117
	12 x	26			312
	8 x	14			112

IMPROVEMENTS SKETCH

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

Parcel No 009-014-18

Property Address 1555 W King St

City Carson City

Owner

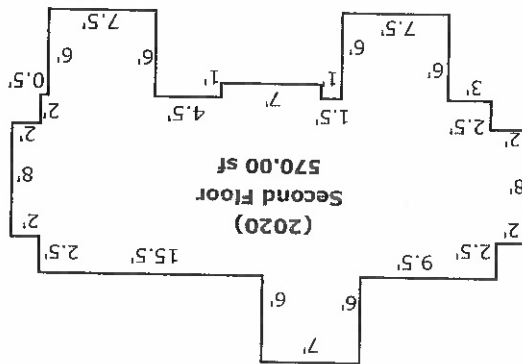
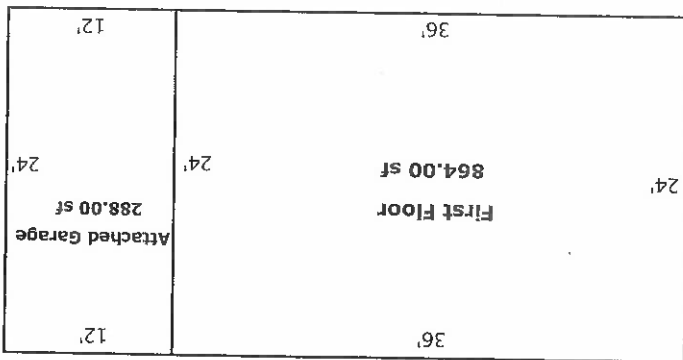
Client

Appraiser Name Carson City Assessor's Office

File No 202000901418RE - 2743

Zip 89701

State NV



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
SF 1STORY	One Story	1.00	864.0000	120.00	864.0000
SF 2STORY	Two Story	1.00	570.0000	135.00	570.0000
MSR	701 Attached Garage	1.00	288.0000	72.00	288.0000
(rounded w/ factors)					1434

Comment Table 1

Comment Table 2

Comment Table 3

Scale: 1" = 23'

VALUE POSTING INPUT SHEET

BATCH #

BATCH DATE

PARCEL # 9-014-18

LOCATION:

1555

W

KING ST

STREET OR ROAD

add'l apts

PROPERTY NAME:

PARCEL 50 FT

LAND NEW THIS YEAR:

SUPPL:

LAND VALUE:

UNITS:

Single-Family Detached

2

Single-Family Attached

Multi-Family Units

Mobile Homes

Non-Dwelling Units

4

Residence Sq. Ft.

2088

SE/APPRaisal DATA:

Land Use Code

Zoning Code(s)

Appraisal Group

Orig. Constr. Yr.

310

04

1950

Special Prop

Factoring Group

Weighted Const. Yr.

Discount

Special Ownership

GROUP IMP DESCRIPTION

RES A

YEAR BUILT

1950

DIMENSIONS

-

COUNT/SIZE

2088

FOUNDATION

CONC

WALL TYPE

Fam/Brick

ROOF TYPE

GABLE

ROOF COVER

WOOD SHINGLE

INTERIOR

FIN

TABLE

3.0

CLASS

3.0

CATEGORY

3.0

UNIT COST ±

3.0

MULTIPLIER

3.0

LUMP SUM

3.0

DATE

03/04/00

FOR YEAR

03/04/00

APPRaiser

NEW THIS YR N S

REMARKS:

IMPROVEMENT DESCRIPTION

DET GARAGE

YEAR BUILT

1950

DIMENSIONS

20 x 20

COUNT/SIZE

400

FOUNDATION

CONC

WALL TYPE

Fam/ply

ROOF TYPE

GABLE

ROOF COVER

WOOD SHINGLE

INTERIOR

UNFIN

TABLE

3.0

CLASS

3.0

CATEGORY

3.0

UNIT COST ±

3.0

MULTIPLIER

3.0

LUMP SUM

3.0

DATE

03/04/00

FOR YEAR

03/04/00

APPRaiser

NEW THIS YR N S

REMARKS:

IMPROVEMENT DESCRIPTION

RES B

YEAR BUILT

1950

DIMENSIONS

24 x 38

COUNT/SIZE

912

FOUNDATION

CONC

WALL TYPE

Fam/ply

ROOF TYPE

GABLE

ROOF COVER

WOOD SHINGLE

INTERIOR

FIN

TABLE

3.0

CLASS

3.0

CATEGORY

3.0

UNIT COST ±

3.0

MULTIPLIER

3.0

LUMP SUM

3.0

DATE

03/04/00

FOR YEAR

03/04/00

APPRaiser

NEW THIS YR N S

REMARKS:

IMPROVEMENT DESCRIPTION

ATT GARAGE

YEAR BUILT

1950

DIMENSIONS

10 x 24

COUNT/SIZE

240

FOUNDATION

SAME

WALL TYPE

same

ROOF TYPE

same

ROOF COVER

same

INTERIOR

UNFIN

TABLE

3.0

CLASS

3.0

CATEGORY

3.0

UNIT COST ±

3.0

MULTIPLIER

3.0

LUMP SUM

3.0

DATE

03/04/00

FOR YEAR

03/04/00

APPRaiser

NEW THIS YR N S

REMARKS:

Marshall and Swift Residential Structure Structure: SINGLE FAMILY RES #1 Totals

Tax Year: 2022
Parcel: 009-014-18

Section: Main Home			Units	Unit Cost
Basic Residence				
Forced Air Furnace	2,088 Sq.Ft.	\$4.72		\$9,855.00
Frame, Siding	1,462 Sq.Ft.	\$73.28		\$107,135.00
Veneer, Brick	626 Sq.Ft.	\$77.99		\$48,822.00
Composition Shingle	2,088 Sq.Ft.	\$2.97		\$6,201.00
Plumbing Fixtures	8 Units	\$1,742.26		\$13,938.00
Plumbing Rough-ins	1 Units	\$712.21		\$712.00
Single 2-Story Fireplace	1 Units	\$5,856.57		\$5,857.00
Basic Residence Subtotal				
Additional Features				
Slab Porch with Roof	124 Sq.Ft.	\$25.77		\$3,195.00
Additional Features Subtotal				
Basic Residence				
Raised Subfloor	2,088 Sq.Ft.	\$10.91		\$22,780.00
Automatic Floor Cover Allowance	2,088 Units	\$5.04		\$10,524.00
Automatic Appliance Allowance	1 Units	\$4,120.20		\$4,120.00
Basic Residence Subtotal				
Less Depreciation				
Combined Depreciation				
75.0 Percent				(\$174,855.00)
Less Depreciation Subtotal				
Main Home Subtotals				
Main Home Repl. Cost New				
2,088 Sq.Ft.	\$111.66			\$233,139.00
Main Home Depreciation				
2,088 Sq.Ft.	(\$83.74)			(\$174,855.00)
Main Home Miscellaneous				
0 Units	\$0.00			\$0.00
Main Home RCN Less Depr.				
2,088 Sq.Ft.	\$27.91			\$58,284.00
Structure Totals				
Replacement Cost New:				
2,088 Sq.Ft.	\$111.66			\$233,139.00
Depreciation:				
2,088 Sq.Ft.	(\$83.74)			(\$174,855.00)
Miscellaneous:				
0 Units	\$0.00			\$0.00
RCN Less Depreciation:				
2,088 Sq.Ft.	\$27.91			\$58,284.00
Non MS Outbuildings:				
0 Sq.Ft.	\$0.00			\$0.00
Total Structure Cost:				
2,088 Sq.Ft.	\$27.91			\$58,284.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS #1 Totals

Outbuildings	Units	Unit Cost
STEPS-CONCRETE	18 Linear F	\$47.04
SHED-CONC BLOCK	135 Sq.Ft.	\$29.50
ORNAMENTAL IRON FENCE PER SF	36 Sq.Ft.	\$19.52
FLATWORK-BLOCK IN SAND	280 Sq.Ft.	\$9.38
BLACKTOP (0-749 SF)	400 Sq.Ft.	\$4.01
STEPS-BRICK	10 Linear F	\$61.44
VENEER/MAINS-BRICK	780 Sq.Ft.	\$14.59
CONCRETE OPEN PORCH-RESIDENCE	18 Sq.Ft.	\$10.37
SHED-CONC BLOCK	315 Sq.Ft.	\$29.50
FLATWORK-CONCRETE 3" (0-999SF)	405 Sq.Ft.	\$5.57
WALL-CONC BLK 6"	160 Sq.Ft.	\$13.82
DET GARAGE PLY OR HARDBOARD QUAL 1.	400 Sq.Ft.	\$44.28
Outbuildings Subtotal	2,957 Sq.Ft.	\$4.81
		\$14,220.00

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES #2 Totals

Section: Main Home			Units	Unit Cost
Basic Residence				
Forced Air Furnace	1,434 Sq.Ft.	\$4.10		\$5,879.00
Composition Shingle	1,434 Sq.Ft.	\$1.95		\$2,796.00
Plumbing Fixtures	14 Units	\$1,106.57		\$15,492.00
Slab on Grade	864 Sq.Ft.	\$5.74		\$4,959.00
Automatic Floor Cover Allowance	1,434 Units	\$2.60		\$3,728.00
Automatic Appliance Allowance	1 Units	\$1,812.89		\$1,813.00
Frame, Plywood	1,434 Sq.Ft.	\$65.68		\$94,185.00
Raised Subfloor	570 Sq.Ft.	\$8.89		\$5,067.00
Plumbing Rough-ins	1 Units	\$565.06		\$565.00
Basic Residence Subtotal				
				\$134,484.00
Less Depreciation				
Combined Depreciation				70.5 Percent
Additional Functional Depreciation				13.6 Percent
Less Depreciation Subtotal				(\$113,060.00)
				(\$18,250.00)
				(\$94,810.00)
Main Home Subtotals				
Main Home Repl. Cost New	1,434 Sq.Ft.	\$93.78		\$134,484.00
Main Home Depreciation	1,434 Sq.Ft.	(\$78.84)		(\$113,060.00)
Main Home Miscellaneous	0 Units	\$0.00		\$0.00
Main Home RCN Less Depr.	1,434 Sq.Ft.	\$14.94		\$21,424.00
Structure Totals				
Replacement Cost New:	1,434 Sq.Ft.	\$93.78		\$134,484.00
Depreciation:	1,434 Sq.Ft.	(\$78.84)		(\$113,060.00)
Miscellaneous:	0 Units	\$0.00		\$0.00
RCN Less Depreciation:	1,434 Sq.Ft.	\$14.94		\$21,424.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00		\$0.00
Total Structure Cost:	1,434 Sq.Ft.	\$14.94		\$21,424.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS #2 Totals

Outbuildings		Units	Unit Cost
ATT GARAGE PLY OR HARDBOARD QUAL 1-		240 Sq.Ft.	\$31.89
Outbuildings Subtotal		240 Sq.Ft.	\$9.41
			\$2,258.00