



City of Dillingham

Property Assessment Appeal Form

RP22-14

rec'd 4/15/22 JG

This appeal must be returned or postmarked no later than the date indicated on the Assessment Notice. Drop off at City Hall, or mail to City Clerk, PO Box 889, Dillingham AK 99576 or email at cityclerk@dillinghamak.us. Attach a copy of the Property Assessment Return.

I appeal the assessed value for the property identified below:

Acct No. 2243 Aleknagik Lake Road Lot: 5 BLK: 1 Subdivision: COHO; Plat# 80-13; District: Bristol Bay

Property Owner Crystal Nixon-Luckhurst

Mailing Address for all correspondence relating to this appeal:

Street Address or PO Box 405

City Dillingham State AK Zip 99576

Contact Phone Number 907-843-0427/0426 Email Address crystalrae78@yahoo.com

1. Why are you appealing your value? Check ONE and provide a detailed explanation below:

- My property value is excessive. (Overvalued)
My assessed value is unequal to similar property.
My property value was valued improperly. (Incorrectly)
My property has been undervalued.

2. You must provide specific reasons and provide information supporting the item checked above:

The house and property have had no significant improvements since the assessor looked at our place in three years ago.

Table with 3 rows: Assessor Value from Notice (\$309,100), Owners Estimate of Value (\$260,000), Purchase Price of Property (Price \$225,000, Purchase Date 9/2003)

3. **THE FOLLOWING INFORMATION WILL HELP SUPPORT YOUR APPEAL.**

**Comparable Sales:** Recent sales of similar property (within three years)

Property Sold	Owner/Address	Date of Sale	Sale Price

Information regarding sales of comparable properties may be obtained through personal research. Other information might include reports from inspectors or engineers concerning physical conditions, contractor estimates of cost of cure, documents from government agencies or experts regarding property limitations, appraisal documents, published blue book value, closing statements, legitimate advertisements, etc.

4. **Has property been appraised within the last five years?**

YES  NO

If yes, appraisal date: \_\_\_\_\_ Appraised value: \$ \_\_\_\_\_

5. **You may submit additional information to support your appeal of the assessed value.**

Documents with additional facts must be submitted within 30 days of the date the Assessment Notice was mailed unless the Assessor agrees to an extension.

**Please check the following statement that applies to your intentions:**

- I intend to submit additional information within the required time limit.
- My appeal is complete. I have provided all the information that I intend to submit, and request that my appeal be reviewed based on the information submitted.

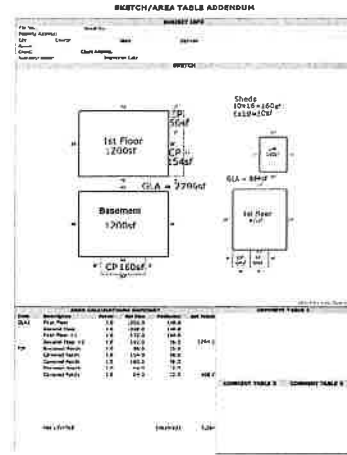
6. **I hereby affirm that the foregoing information is true and correct. I understand that I bear the burden of proof, and that I am the owner (or owner's authorized agent) of the property described herein.**

X   
Signature of Owner/Agent

X 4/11/22  
Date

Crystal Nixon-Luckhurst  
\_\_\_\_\_  
Print Name

The Board of Equalization (BOE) certifies its decision, based on the Findings of Fact and Conclusions of Law contained within the recorded hearing and record on appeal, and concludes that appellant (met/did not meet) the burden of proof that the assessment was unequal, excessive, improper or undervalued.



CURRENT OWNER	PROPERTY IDENTIFICATION
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<b>CRYSTAL NIXON-LUCKHURST</b> PO BOX 405 DILLINGHAM AK 99576	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">Parcel</td> <td style="width:33%;">1-140-060</td> <td style="width:33%;">Us</td> <td style="width:33%;">R - Residential</td> </tr> <tr> <td>City</td> <td>101345</td> <td>Property</td> <td>SFR</td> </tr> <tr> <td>Mobile Home</td> <td></td> <td>Service</td> <td></td> </tr> </table>	Parcel	1-140-060	Us	R - Residential	City	101345	Property	SFR	Mobile Home		Service	
Parcel	1-140-060	Us	R - Residential										
City	101345	Property	SFR										
Mobile Home		Service											

PROPERTY INFORMATION
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Improvement	1,872 SF	Year Built	1983 Actual	Land	2 AC
Basement		Effective Age	27	Zone	CG
Garage		Taxable Interest	Fee Simple		

LEGAL DESCRIPTION
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Plat #	80-13	Lot #	5	Block	1	Tract		Rec. District	Bristol Bay - 307	
Describe:									Date recorded	

EXEMPTION DETAIL
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	Land	Improvement	Total
Fee Value	\$45,700	\$263,400	\$309,100
Exempt Amount			\$0
Taxable Value	\$45,700	\$263,400	\$309,100

PROPERTY HISTORY
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Year	Taxable Interest	Land	Improvement	Assessed Value	Exempt Value	Taxable Value
2022	Fee Simple	\$45,700	\$263,400	\$309,100	\$0	\$309,100
2021	Fee Simple	\$45,700	\$243,400	\$289,100	\$0	\$289,100
2020	Fee Simple	\$45,700	\$243,400	\$289,100	\$0	\$289,100

Other Description: Coho BK 1 Lot 5

Size: \_\_\_\_\_ Area: 79,660 sq / 1.829 AC Use Zone: \_\_\_\_\_  
 Valuation-Code: GIS 1-140-060 Land Use: \_\_\_\_\_ Unit Price: ditc

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular Modification		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation: 2002 Basic Land Value 28,000  
 Plus or (Minus) Factors \_\_\_\_\_  
 Net Price of Land \_\_\_\_\_

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

LAND VALUE

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
980	CHOGGUNG LTD.				
981		14,350		14,350	
982	Jimmy & Charlotte L. Nixon	<del>20,000</del>		<del>20,000</del>	WD or T/E. 2/25/81, Blk 23, p. 872
83		21900	2300	24200	REAPPRAISAL 10-24-82 CW
84		21900	69500	91400	P/U new house Est. 80% Comp
1985		21900	53,600	75,500	REVIEW 10/84 C.W. BOE MR.
1986		21900	198500	300100	REVIEW 10/85 C.W.
1988		21,900	192,500	214,400	CW
1991		22,500	172,400	194,900	NEP
1995		22,500	172,400	194,900	REVIEW-JW
1999		30,000	177,700	207,700	K.V. AL
2002		28,000	191,700	219,700	2/02 Reappraised M.M.
2003		25,000	223,600	251,600	1/2002 Review (CW)
2004	CRYSTAL NIXON	28,000	223,600	251,600	
2008		30,800	269,500	300,300	P/U ST - INTER W/TS INTER LAND + IMP 10% NE-
2008		30,800	218,200	249,000	2008-BOE -
2013		30,800	239,900	270,700	Imp + 10% NE-
2014		31,400	239,900	271,300	Land inc + 2% DM
2015		32,000	244,700	276,700	Land + Bldg Inc + 2% DM + Imp
2021		45,700	243,400	289,100	MARS - BK

REMARKS: 9/28/82 P/U 30x40 concrete foundation  
 and again w/loft. CW  
 10/84 INT INSP - EST 1ST FR @ 50%  
 EST 2ND @ 45% + WEL & SEPTIC - CW  
 10/85 EXT INSP - TALKED W/FIRS - EST  
 1ST FR @ 95% EST 2ND FR @ 100% - CW



10/1999

Owner Mixon, Crystal  
 Mailing Address Box 10067 Property Address 2243  
DILLINGHAM, ALASKA 99516 2245 LAKE ALERNAGIK RD.  
 Permits 84-129 Date Built 1983

SUBDIVISION Coho  
 LOT 5  
 BLOCK 1  
P80-13

Observed Physical Condition	Exterior <u>AVER</u>	Interior <u>AVER</u>	Foundation <u>AVER</u>																						
<b>BUILDING TYPE AND USE</b>	<b>4. EXTERIOR</b>	<b>6. INTERIOR (Continued)</b>	<b>7. Floors (Continued)</b>																						
<input checked="" type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other <input checked="" type="checkbox"/> # Stories <u>2 1/2</u> Attic Finish _____ % <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Concrete Block <input type="checkbox"/> Log	<input type="checkbox"/> Concrete Block <input type="checkbox"/> Sheathing Kind _____ <input type="checkbox"/> Building Paper <input type="checkbox"/> Insulation Kind _____ <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Siding <u>T-11</u> Kind _____ <input type="checkbox"/> Shakes <input type="checkbox"/> Bricktex <input type="checkbox"/> Log Slab <input type="checkbox"/> Log Siding <input type="checkbox"/> Metal <input type="checkbox"/> Plywood	<input checked="" type="checkbox"/> Trim <u>3/4" x 1/2"</u> Kind _____ Grade _____ P _____ A _____ G _____ <input checked="" type="checkbox"/> <u>W/O CASE / STAIN / MAEVIN</u> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Floor</th> <th>Number Rooms</th> <th>Number Baths</th> </tr> <tr> <td>Basement</td> <td></td> <td></td> </tr> <tr> <td>1st Floor</td> <td><u>3</u></td> <td><u>1.5</u></td> </tr> <tr> <td>2nd Floor</td> <td><u>4</u></td> <td><u>1</u></td> </tr> <tr> <td>3rd Floor</td> <td><u>1</u></td> <td></td> </tr> <tr> <td>Attic</td> <td></td> <td></td> </tr> <tr> <td>Total #</td> <td><u>8</u></td> <td><u>1.5</u></td> </tr> </table> Grade of <u>4 ER</u> Floor Plan _____ P _____ A _____ G _____ Ceiling Height _____ <input type="checkbox"/> Basement <input checked="" type="checkbox"/> 1st Floor <u>8'</u> <input checked="" type="checkbox"/> 2nd Floor <u>8'</u> <input checked="" type="checkbox"/> Attic <u>8'</u> Grade of Kitchen _____ P _____ A _____ G _____ <input checked="" type="checkbox"/> Oven Built-in <input checked="" type="checkbox"/> Range Built-in <input checked="" type="checkbox"/> Bath Room Finish Attic Stairway _____ Attic Unfinished _____ Attic Useful _____ % Number Dormers _____ Shed Type _____ Size _____ Gable _____ Size _____	Floor	Number Rooms	Number Baths	Basement			1st Floor	<u>3</u>	<u>1.5</u>	2nd Floor	<u>4</u>	<u>1</u>	3rd Floor	<u>1</u>		Attic			Total #	<u>8</u>	<u>1.5</u>	<b>FINISH</b> Wood _____ Concrete _____ Bath <u>VINYL</u> Living Room <u>CARPET</u> Bed Room _____ Kit <u>VINYL</u> <b>B. HEAT</b> <input type="checkbox"/> Stove <input checked="" type="checkbox"/> Oil Furnace <input type="checkbox"/> Coal _____ Stoker <input checked="" type="checkbox"/> Hot Water <input type="checkbox"/> Hot air Forced <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater _____ Kind _____ <input type="checkbox"/> Floor Furnace _____ Number of Chimneys _____ Kind _____ NUMBER OF FIREPLACES _____ Basement _____ 1st Floor _____ Type _____	
Floor	Number Rooms	Number Baths																							
Basement																									
1st Floor	<u>3</u>	<u>1.5</u>																							
2nd Floor	<u>4</u>	<u>1</u>																							
3rd Floor	<u>1</u>																								
Attic																									
Total #	<u>8</u>	<u>1.5</u>																							
<b>1. FOUNDATION</b> <u>EST</u>	<b>5. ROOF</b>	<b>7. FLOORS</b>	<b>9. PLUMBING</b>	<b>9. PLUMBING (Continued)</b>																					
<input checked="" type="checkbox"/> Concrete <u>8" PERIM Thick</u> <input type="checkbox"/> Conc. Block <input type="checkbox"/> Wood Posts <input type="checkbox"/> Skids <input type="checkbox"/> Wood Sills	<input type="checkbox"/> Flat <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Hip <input type="checkbox"/> Other _____ Kind _____ <input type="checkbox"/> Shingle <input type="checkbox"/> Shakes <input type="checkbox"/> Composition # _____ Shingle <input type="checkbox"/> Insulation Kind _____ <input type="checkbox"/> Tar Paper <input checked="" type="checkbox"/> Metal _____ Kind _____ <input type="checkbox"/> Built-up <input type="checkbox"/> Other _____	<input type="checkbox"/> 1st Floor _____ o.c. <input type="checkbox"/> Bridged <input type="checkbox"/> Post Size _____ o.c. <input type="checkbox"/> Beam Size _____ o.c. <input type="checkbox"/> 2nd Floor _____ o.c.	<input type="checkbox"/> Stove <input checked="" type="checkbox"/> Oil Furnace <input type="checkbox"/> Coal _____ Stoker <input checked="" type="checkbox"/> Hot Water <input type="checkbox"/> Hot air Forced <input type="checkbox"/> Radiant <input type="checkbox"/> Space Heater _____ Kind _____ <input type="checkbox"/> Floor Furnace _____ Number of Chimneys _____ Kind _____ NUMBER OF FIREPLACES _____ Basement _____ 1st Floor _____ Type _____	<input checked="" type="checkbox"/> Water Source <u>WELL</u> <input checked="" type="checkbox"/> Sewer Source <u>SEPTIC</u>																					
<b>2. BASEMENT</b> <u>NONE</u>	<b>6. INTERIOR</b>	<b>9. PLUMBING</b>	<b>10. ELECTRICAL</b>	<b>10. ELECTRICAL</b>																					
<input type="checkbox"/> Partial _____ x _____ S.F. <input type="checkbox"/> Full _____ <input type="checkbox"/> Cribbed <input type="checkbox"/> Concrete <input type="checkbox"/> Outside Entrance _____ <input type="checkbox"/> Rec. Room _____ Size _____ <input type="checkbox"/> Living Area _____ Size _____ <input type="checkbox"/> Fin. Walls _____ Kind _____ <input type="checkbox"/> Fin. Floor _____ Kind _____ <input type="checkbox"/> Fin. Ceiling _____ Kind _____	<input type="checkbox"/> Insulation Board <input checked="" type="checkbox"/> Plasterboard <u>SETTAP</u> <input type="checkbox"/> Plaster <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Paneling <input type="checkbox"/> Plywood <input type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Open Stud	<input type="checkbox"/> 1 # Tubs w/shower <input type="checkbox"/> 2 # Toilets <input type="checkbox"/> 2 # Basins <input type="checkbox"/> 1 # Kitchen Sinks <input type="checkbox"/> # Shower Stalls <input type="checkbox"/> 1 # Hot Water Tanks <input type="checkbox"/> 40 # Gallons _____ Kind _____ <input type="checkbox"/> # Laundry Trays _____ Total Number Fixtures _____	<input type="checkbox"/> Wired _____ Grade _____ 220 Service _____ TOTAL GRADE _____	<input type="checkbox"/> Water Source <u>WELL</u> <input checked="" type="checkbox"/> Sewer Source <u>SEPTIC</u>																					
<b>3. FRAME</b>				<b>11. GARAGE</b>																					
<input checked="" type="checkbox"/> Walls <u>2x6/16</u> o.c. <input type="checkbox"/> Bracing <input checked="" type="checkbox"/> Roof <u>2x6/24</u> o.c. <input checked="" type="checkbox"/> Floor <u>2x10/16</u> o.c. <input type="checkbox"/> Ceiling _____ o.c. <input type="checkbox"/> Other _____																									
				<b>12. PORCHES</b>																					
				<input type="checkbox"/> 7x8 EP = 56'4" <input type="checkbox"/> 7x22 WOP = 154'4" <input type="checkbox"/> 8x47 WOP = 376'4"																					
				<b>13. YARD IMPROVEMENTS</b>																					

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost
<u>SKY-</u>											<u>F/P</u>	<u>1500</u>

BUILDING VALUE CALCULATION				OPERATIONS AND PROCEDURES		BUILDING AREA CALCULATION			
Item No.	Area or Quantity	Unit Cost	Total	Performed By	Date	Square Feet - Ground Area			
				Inspection	<u>AE</u>	Floor or Part	Width	Length	Area
				Classification	<u>AE</u>	<u>1ST FLOOR</u>	<u>30</u>	<u>40</u>	<u>1200'</u>
				Calculation	<u>AE</u>	<u>2ND FLOOR</u>	<u>30</u>	<u>40</u>	<u>1200'</u>
				Review		<u>LOFT</u>	<u>22</u>	<u>30</u>	<u>660'</u>
<u>1ST FLOOR</u>	<u>1200'</u>								
<u>2ND FL</u>	<u>1200'</u>								
<u>LOFT</u>	<u>660'</u>								
<b>TOTAL</b>	<b>3060</b>	<b>4329</b>	<b>133,079</b>						
ADDITIONS AND DEDUCTIONS				DEPRECIATION AND OBSOLESCENCE		Notes: <u>2ND STY EXT. WALL 5.5' HIGH (FLOOR TO EAV)</u> <u>30/24 OR DBL FRAME. LOFT 2x6/24 OC</u> <u>2/02-glad-aug.</u> Perimeter _____ Scale 1/4" = 5 Ft.			
<u>WELL / SEPTIC</u>	<u>F.P.</u>	<u>22,000</u>		DEPRECIATION					
<u>EP</u>	<u>564</u>	<u>39.67</u>	<u>2221</u>	a. Effective Age Depreciation	<u>19/50</u> <u>24%</u>				
<u>OP</u>	<u>1544</u>	<u>17.01</u>	<u>2624</u>	b. Observed Physical Condition	%				
<u>BP</u>	<u>3764</u>	<u>14.57</u>	<u>5478</u>	c. Total Depreciation (a+b)	%				
				d. Net Condition (100 - c)	%				
				OBSOLESCENCE					
				e. Overimprovement	%				
				f. Underimprovement	%				
				g. Other <u>+10% 1/3</u>	%				
				h. Net Condition (100 - (e+f+g))	%				
				i. FINAL NET CONDITION (d x h)	<u>76%</u>				
<b>SUMMARY OF APPRAISED VALUE</b>									
Principal Building Appraisal				<u>203,300</u>					
Other Principal Buildings Appraisal				<u>35,100</u>					
Accessory Buildings Appraisal				<u>1,500</u>					
Total Building Appraisal				<u>239,900</u>					
Total Land Appraisal				<u>30,800</u>					
<b>TOTAL APPRAISED VALUE</b>				<b>\$ 270,700</b>					
Total Replacement Cost				<u>\$165,400</u>					
Cost Conversion Factor				<u>1.20</u>					
Adjusted Replacement Cost				<u>\$ 231,568</u>					

Owner Nixon, Crystal  
 Mailing Address P.O. Box 10067  
DILLINGHAM, ALASKA 99576

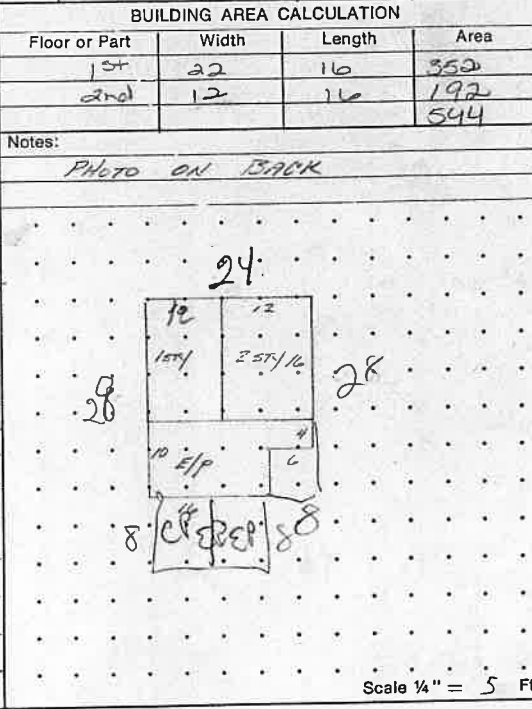
Lot 5  
 Block 1  
 Plat 80-13

Permits \_\_\_\_\_ Date Built 1985 Effec. Age \_\_\_\_\_  
 Rent R.T.

Observed Physical Condition	Exterior P A G E	Interior P A G E	Foundation P A G E
<b>BUILDING TYPE AND USE</b>	<b>4. EXTERIOR</b>	<b>6. INTERIOR (Continued)</b>	<b>7. FLOORS (Continued)</b>
SFR _____	Concrete _____ Block _____	Trim _____ Kind _____	FINISH
2 FR _____	Sheathing _____ Kind _____	Grade _____ P A G E _____	Kitchen _____
Other _____	Building Paper _____	Windows _____	Bath _____
No. Stories _____	Insulation _____ Kind _____	Floor _____ Rooms _____ Baths _____	Living Rm. _____
Attic Finished _____ %	Stucco _____	Basement _____	Bed Rm. _____
Basement _____	Siding _____ Kind _____	1st Floor _____	
Frame _____	Shakes _____	2nd Floor _____	
Concrete _____ Block _____	Bricktex _____	3rd Floor _____	
Log _____	Log _____ Slab _____	Attic _____	
	Log Siding _____	Total No. _____	
<b>FOUNDATION</b>	Metal _____	Grade of _____	<b>8. HEAT</b>
Concrete _____ Thick _____	Plywood _____	Floor Plan _____ P A G E _____	Fuel _____ Oil _____ Gas _____ Wood _____
Conc. Block _____		Ceiling Height _____	Stove _____
Wood Posts _____		Basement _____	Coal _____ Stoker _____
Skids _____		1st Floor _____	Hot Water _____
Wood Sills _____		2nd Floor _____	Hot air Forced _____
	<b>5. ROOF</b>	Attic _____	Radiant _____
	Flat _____ Gable _____ Hip _____	Grade of _____	Space Heater _____ Kind _____
	Other _____ Kind _____	Kitchen _____ P A G E _____	Floor Furnace _____
	Shingle _____	Oven Built-in _____	Number of Chimneys _____
	Shakes _____	Range Built-in _____	Kind _____
	Comp. No. _____ Shingle _____	Bath Room Finish _____	<b>9. PLUMBING</b>
	Insulation _____ Kind _____	Attic Stairway _____	Grade _____
	Tar Paper _____	Attic Unfinished _____	No. Tubs w/shw. _____
	Metal _____ Kind _____	Attic Useful _____ %	No. Toilets _____
	Built-up _____	Number Dormers _____	No. Basins _____
	Other _____	Shed Type _____ Size _____	No. Kitch. Sinks _____
		Gable _____ Size _____	No. Shower Stalls _____
		<b>7. FLOORS</b>	Hot Wa. Tanks _____
		1st Floor _____ o.c. _____	No. Gal. _____ Kind _____
		Bridged _____	No. Laundry Trays _____
		Post Size _____ o.c. _____	Quality P A G E _____
		Bearm Slze _____ o.c. _____	
		2nd Floor _____ o.c. _____	
			<b>10. ELECTRICAL</b>
			Wired _____ Grade _____
			220 Service _____
			<b>TOTAL GRADE</b> _____
			<b>11. GARAGE</b> _____
			<b>12. PORCHES</b>
			EP (10x16) (4x4) 184 #
			<b>13. YARD IMPROVEMENTS</b>
			10x16 Shy 5x10

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. Cost
<u>Garage, 1st FR</u>	<u>22x16</u>	<u>WAA-1985</u>	<u>vec</u>	<u>D/W</u>	<u>4/STN</u>	<u>4/FT</u>		<u>3500</u>	<u>(10x16)+(4x4)EP</u>	<u>10300</u>		<u>TOTAL</u>
<u>2nd FR</u>	<u>12x16</u>	<u>1985</u>	<u>vec</u>	<u>S/MTL</u>	<u>D/W</u>			<u>2500</u>		<u>5800</u>		
<u>EP</u>	<u>184#</u>	<u>1985</u>						<u>12.55</u>		<u>2300</u>		<u>18409</u>

BUILDING VALUE CALCULATION				Performed By		Date
Grade	Area	Unit Cost	Total	Inspection	<u>AE</u>	<u>9/87</u>
	<u>544</u>	<u>FP</u>	<u>18750</u>	Classification		
<u>EP</u>	<u>184</u>	<u>216</u>	<u>4784</u>	Calculation	<u>AE</u>	<u>1/13</u>
				Review		
<b>ADDITIONS AND DEDUCTIONS</b>				<b>DEPRECIATION</b>		
Item				a. Effective Age	<u>13/50</u>	<u>80%</u>
<u>EP</u>	<u>184</u>	<u>216</u>	<u>40000</u>	b. Physical Condition		%
<u>Plumbing</u>	<u>184</u>	<u>2750</u>	<u>510</u>	c. Obsolescence		%
				d. Total Depreciation (a+b+c)		%
				e. NET CONDITION (100-d)	<u>80%</u>	
<b>INCOME APPROACH:</b>				<b>MARKET APPROACH:</b>		
Est. rent x GRM				RT's <u>1500</u> <u>1/13</u>		
\$ x = \$				□@\$ = \$		
<b>SUMMARY OF APPRAISED VALUE</b>				Principal Building Appraisal <u>35,100</u>		
Total Replacement Cost New <u>\$27,094</u>				Other Principal Bldg. Appraisal		
Cost Conversion Factor <u>1.40</u>				Accessory Buildings Appraisal		
Adjust Replacement Cost <u>\$</u>				Total Building Appraisal <u>35,100</u>		
A.R.C. x Net Condition				Total Land Appraisal		
<u>\$</u> x % <u>\$37,931</u>				TOTAL APPRAISED VALUE <u>SEE MAIN</u>		



Scale 1/4" = 5 Ft.