

MAP No. \_\_\_\_\_

# RESIDENTIAL APPRAISAL

ACCT. No. \_\_\_\_\_

PHOTO No. \_\_\_\_\_

CODE No. \_\_\_\_\_

0754434 600 FOLB01  
# 12091 CODE6103 1.25AC

GUYER, RANDELL JR  
PO BOX 831  
BAKER CITY, OR 97814

47163 Puzzle Creek

### VALUE SUMMARY

DWELLING—DEPRECIATED REPLACEMENT COST \$ \_\_\_\_\_  
 GARAGE —DEPRECIATED REPLACEMENT COST \$ \_\_\_\_\_  
 OTHER IMPROVEMENTS D.R.C. \$ \_\_\_\_\_  
 TOTAL DEPRECIATED REPLACEMENT COST \$ \_\_\_\_\_  
 OVER/UNDER IMPROVEMENT \_\_\_\_\_ %  
 DISTRICT DEPRECIATION \_\_\_\_\_ %  
 TOTAL ECONOMIC ADJUSTMENT \_\_\_\_\_ % \$ \_\_\_\_\_

### RECORD OF LAST APPRAISAL ORS 308.234

APPR: KD DATE 10/14/10 APPRAISED VALUE \$ \_\_\_\_\_  
 APPR: KD DATE 7-12-10 APPRAISED VALUE \$ \_\_\_\_\_  
 APPR: \_\_\_\_\_ DATE \_\_\_\_\_ APPRAISED VALUE \$ \_\_\_\_\_

BUILT 19 40 COST \$ \_\_\_\_\_ MO. RENTAL \$ \_\_\_\_\_ SOLD 19 \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_ LIST PRICE \$ \_\_\_\_\_  
 REMODELED 2004 COST \$ \_\_\_\_\_ TERMS: W.D. CONT. TRADE DN. PMT. \$ \_\_\_\_\_

INT. INSPECTED: YES  NO  OWNER  TENANT  OTHER   
NH

CLASS		CURVE						STORIES	BASE FACTOR \$	SQ. FT. ITEMS		LUMP SUMS	
R1	R2	A	B	C	D	E	F			+	-	+	-
<u>3</u>								<u>1 1/2</u>					

FOUNDATION  CONG  BLK  BRICK  STONE  FRAME  WD BLK

EXTERIOR  DBL  SGL  BOX SIDING: BEVEL RUSTIC VERT  B&B SHAKE: WD ASB COMPO  
 SHGL STUCCO BRICK: VEN SOLID 1 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO

ROOF  GAB  HIP FLAT PITCH: LOW  AVG  STEEP SHINGLES: WD COMPO  ALUM  9/12 #  
 SHAKES: LT MED HVY BUILT-UP R. RFG BAR TILE EXP BM

1ST FLOOR  DBL  SGL FIR PLY WD H. WD CONC TILE  CARPET  Vinyl  
 RMS.: 1 LIV DIN FAM 1 KIT 1 UTIL HALL 1 BATH 2 BR DEN

PARTITIONS PLASTER DRYWALL COMPO CLD&PA T&G PLYWOOD Pine  
 TRIM: FIR H.WD PANELING:

OTHER INTERIOR CONST. CLASS: BUILT-INS: FIR H.WD METAL CAB TOPS: PLASTIC LINO  
 APPLIANCES: ELECT  GAS  OVEN RANGE DISHWASHER HOOD FAN QUAL: F. A. G.

LIGHTING CLASS: LOW VOLT INTERCOM

CLASS:	LAVATORY	STALL SHOWER	SINK	FULL BATH
PLUMBING	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
	WATER ONLY	TOILET	SHOWER DOOR	LAUNDRY FAC
		BATHTUB		1/2 BATH
			WATER HEATER	

HEATING CLASS: FURNACE: FA GRAV FL W OIL GAS HARD FUEL  
 ELEC.: W UNITS BASEBD GL PAN CABLE: CLG FL H.W.: BASEBD CONVEC RAD: FL CLG  
 STOVE  CHIMNEY 605 TOTAL AREA HEATED \_\_\_\_\_ SQ. FT. X \$ \_\_\_\_\_ P.S.F.

FIREPLACE CLASS: 1 STY 2 STY SGL BKD STKD CIR NO. HEARTHES: PLAIN ELAB.  
 NONE  FULL 3/4 1/2 1/4 'X' UNFIN WALLS: CONC BLK FL: CONC WOOD

BASEMENT CLASS: DAYLIGHT: FR 1/2 1/3 1/4 CEIL: PLS DRYWALL COMPO PLYWD  
 WALL CVR: FUR'D PLS DRYWALL COMP WD FLR CVR: ASPH TILE CORK LINO  
 RMS: PLAY BR BATH LNDRY GAR NO. RMS: HEAT: \_\_\_\_\_ SQ. FT. X \$ \_\_\_\_\_

Loft ATTIC OR UPPER STORIES CLASS: NONE 3/4 1/2 1/4 15'x10 UNFIN  FIN  PLS DRYWALL COMP CLD&PA  
 FLR:  DBL  SGL FIR H.WD ASPH TILE VINYL LINO  CARPET  SUBFLOOR ONLY  
 RMS: 1 BR BATH HALL NO. RMS: HEAT: 150 SQ. FT. X \$ \_\_\_\_\_

SPECIAL  PORCH  WD FR  CONC Block 56 # House Roof

RATING: PHYS. COND. P F A C FUNC. UTIL. P F A C APPEARANCE P F A C

REMARKS: No change

SUMMARY OF DWELLING COMPUTATION		TOTALS
NET LUMP SUM ADJUSTMENT	_____	\$ _____
DWELLING <u>856</u> SQ. FT. X _____ R2 UNITS = _____ SQ. FT. X \$ _____ PSF = \$ _____		
TOTAL BASE COST	_____	\$ _____
19 _____ COST INDEX _____ % X QUALITY ADJ _____ % = _____ % MODIFIER X BASE COST = \$ _____		
REPLACEMENT COST	_____	\$ _____
DEPRECIATION: _____ % PHYSICAL X _____ % FUNCTIONAL = <u>80</u> % GOOD		
DEPRECIATED REPLACEMENT COST (TRANSFER TO VALUE SUMMARY)	_____	\$ _____