

Location

Parcel ID	99-70
Address	5 Aberdeen Rd
Class	101 1-Family

Ground Floor Area	884
Story Height	2.25
Main Living Area	1,989
Finished Attic Area	0
Addition Living Area	1,714
Total Living Area	3,703

Unit Values

	Unit Price	Units	Adjust	Value
Total Liv Area	\$72.00	3,703	0.990	\$263,905
Basement Area	\$0.00	884	1.000	\$0
Attic (Unfin)	\$0.00	0	1.000	\$0
Fin Bsmt	\$32.00	0	1.000	\$0
Rec Room	\$15.00	280	1.000	\$4,200
Bsmt Gar Stall	\$1000.00	2	1.000	\$2,000
Enc Frm Porch	\$48.00	0	1.000	\$0
Open Frm Porch	\$26.00	172	1.000	\$4,472
Wood Deck	\$16.00	0	1.000	\$0
Frm Util Bldg	\$12.00	0	1.000	\$0
Mas Utility	\$10.00	0	1.000	\$0
Open Mas Porch	\$26.00	0	1.000	\$0
Enc Mas Porch	\$48.00	0	1.000	\$0
Frm Garage	\$38.00	0	1.000	\$0
Mas/Brk Garage	\$51.00	0	1.000	\$0

	Unit Price	Units	Adjust	Value
Carport	\$16.00	0	1.000	\$0
Canopy	\$12.00	0	1.000	\$0
Cnc/Mas Patio	\$12.00	0	1.000	\$0
Stn/Tile Patio	\$15.00	260	1.000	\$3,900
Mas Stp/Terrace	\$12.00	0	1.000	\$0
Attch Grnhse	\$22.00	0	1.000	\$0
Bsmt Unfin	\$0.00	796	1.000	\$0
Enc Pool	\$50.00	0	1.000	\$0
Shed	\$10.00	0	1.000	\$0
Barn	\$20.00	0	1.000	\$0
Misc	\$26.00	0	1.000	\$0
Full Bath	\$4800.00	3	0.719	\$10,357
Half Bath	\$4600.00	1	1.000	\$4,600
Total Fixtures	\$1000.00	4	1.000	\$4,000
Fireplaces	\$5000.00	3	0.644	\$9,666
Sub-Total				\$307,100

Dwelling Percentage Adjustments

Heating	Central Air	1.070
Heat System	Hot Water	1.000
Fuel	Gas	1.000
Style	Garrison	1.000
Grade	A-	1.600
Year Built/Remod	1928	0
Condition	Good	

Percent Good		1.12500
Traffic	N5	1.000
Units	1	1.000
Exterior Walls	Frame	1.000
View	Average	1.000

Building Adjusted %	None	1.000
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Dwelling Dollar Adjustments

Building Adjusted	None	- 0
Additional Features		0

Land Valuation Detail

	Unit Price	Units	Adjust	Value
Land Area	\$58.00	9772.00	1.000	\$566,776

Land Percentage Adjustments

Neighborhood	206	1.100
View	Average	1.000
Traffic	N5	1.000
Size Adj		1.014
Value Modifier		1.000
Schedule Adj		0.000
Quantity		1.000
Land Sub-Total		\$632,000

Total Property Value

Main Building Value (Adjusted Sub-Total)	\$591,000
Outbuildings	\$0
Total Building Value	\$591,000
Land Value	\$632,000
General Adjustment	\$0
Total Property Value	\$1,223,000