

Owner Fox, MICHAEL E & CAROLINE Property Address 213 ROBE RIVER DR

Mailing Address \_\_\_\_\_ Date Built 1976

Permits \_\_\_\_\_

Observed Physical Condition Exterior As is Interior As is Foundation As is

**BUILDING TYPE AND USE**  
 Single \_\_\_\_\_  
 Double \_\_\_\_\_  
 Other \_\_\_\_\_  
 # Stories 1.5  
 Attic Finish \_\_\_\_\_ %  
 Basement \_\_\_\_\_  
 Frame \_\_\_\_\_  
 Concrete \_\_\_\_\_ Block  
 Log \_\_\_\_\_

**4. EXTERIOR**  
 Concrete \_\_\_\_\_ Block  
 Sheathing \_\_\_\_\_ Kind  
 Building Paper \_\_\_\_\_  
 Insulation \_\_\_\_\_ Kind  
 Stucco \_\_\_\_\_  
 Siding T-11 Kind  
 Shakes \_\_\_\_\_  
 Bricktex \_\_\_\_\_  
 Log \_\_\_\_\_ Slab  
 Log Siding \_\_\_\_\_  
 Metal \_\_\_\_\_  
 Plywood \_\_\_\_\_

**6. INTERIOR (Continued)**  
 Trim slw Kind  
 Grade P A G  
Metal  

Floor	Number Rooms	Number Baths
Basement		
1st Floor	3	1
2nd Floor	1	1/2
3rd Floor		
Attic		
Total #	4	1 1/2

 Grade of EST 2 BR  
 Floor Plan P A G  
 Ceiling Height  
 Basement \_\_\_\_\_  
 1st Floor 8'  
 2nd Floor 8'  
 Attic \_\_\_\_\_

**7. Floors (Continued)**  
**FINISH**  
 Wood \_\_\_\_\_  
 Concrete \_\_\_\_\_  
 Bath VINYL  
 Living Room PARQUET  
 Bed Room \_\_\_\_\_  
 KIT VINYL

**1. FOUNDATION** EST  
 Concrete 8" Thick  
 Conc. Block \_\_\_\_\_  
 Wood Posts \_\_\_\_\_  
 Skids \_\_\_\_\_  
 Wood Sills \_\_\_\_\_

**5. ROOF**  
 Flat \_\_\_\_\_ Gable \_\_\_\_\_ Hip \_\_\_\_\_  
 Other \_\_\_\_\_ Kind  
 Shingle \_\_\_\_\_  
 Shakes Hand 82  
 Composition # \_\_\_\_\_ Shingle  
 Insulation \_\_\_\_\_ Kind  
 Tar Paper \_\_\_\_\_  
 Metal \_\_\_\_\_ Kind  
 Built-up \_\_\_\_\_  
 Other \_\_\_\_\_

**6. INTERIOR** EST  
 Insulation Board \_\_\_\_\_  
 Plasterboard \_\_\_\_\_  
 Plaster \_\_\_\_\_  
 Masonry \_\_\_\_\_  
 Wood Paneling \_\_\_\_\_  
 Plywood \_\_\_\_\_  
 Finished \_\_\_\_\_  
 Unfinished \_\_\_\_\_  
 Open Stud \_\_\_\_\_

**8. HEAT**  
 Stove \_\_\_\_\_  
 Oil Furnace \_\_\_\_\_  
 Coal \_\_\_\_\_ Stoker  
 Hot Water \_\_\_\_\_  
 Hot air Forced \_\_\_\_\_  
 Radiant \_\_\_\_\_  
 Space Heater \_\_\_\_\_ Kind  
 Floor Furnace \_\_\_\_\_  
 Number of Chimneys \_\_\_\_\_  
 Kind 350,000 BTU  
**NUMBER OF FIREPLACES**  
 Basement \_\_\_\_\_  
 1st Floor \_\_\_\_\_ Type \_\_\_\_\_

**2. BASEMENT** NONE  
 Partial x S.F.  
 Full \_\_\_\_\_  
 Cribbed \_\_\_\_\_  
 Concrete \_\_\_\_\_  
 Outside Entrance \_\_\_\_\_  
 Rec. Room \_\_\_\_\_ Size \_\_\_\_\_  
 Living Area \_\_\_\_\_ Size \_\_\_\_\_  
 Fin. Walls \_\_\_\_\_ Kind \_\_\_\_\_  
 Fin. Floor \_\_\_\_\_ Kind \_\_\_\_\_  
 Fin. Ceiling \_\_\_\_\_ Kind \_\_\_\_\_

**6. INTERIOR** EST  
 Insulation Board \_\_\_\_\_  
 Plasterboard \_\_\_\_\_  
 Plaster \_\_\_\_\_  
 Masonry \_\_\_\_\_  
 Wood Paneling \_\_\_\_\_  
 Plywood \_\_\_\_\_  
 Finished \_\_\_\_\_  
 Unfinished \_\_\_\_\_  
 Open Stud \_\_\_\_\_

**7. FLOORS** EST  
 1st Floor \_\_\_\_\_ o.c.  
 Bridged \_\_\_\_\_  
 Post Size \_\_\_\_\_ o.c.  
 Beam Size \_\_\_\_\_ o.c.  
 2nd Floor \_\_\_\_\_ o.c.

**9. PLUMBING**  

#	Grade
1 # Tubs w/shower	
2 # Toilets	
3 # Basins	
1 # Kitchen Sinks	
# Shower Stalls	
1 # Hot Water Tanks	
50 # Gallons Kind	

 # Laundry Trays \_\_\_\_\_  
 Total Number Fixtures \_\_\_\_\_

**9. PLUMBING (Continued)**  
 Water Source \_\_\_\_\_  
 Sewer Source \_\_\_\_\_

**10. ELECTRICAL**  
 Wired \_\_\_\_\_ Grad \_\_\_\_\_  
 220 Service \_\_\_\_\_  
**TOTAL GRADE** \_\_\_\_\_

**11. GARAGE**  
 12' x 20' = 240  
 G1A

**12. PORCHES**  
 8 x 16 front entry  
 enclosed and decked  
 3x23 canopy  
 8x15 "

**13. YARD IMPROVEMENTS**

Other Buildings	Area	Floor	Roof	Interior	Heat	Plumb	Unit Cost	Adds & Deducts	Repl. Cost	Age	Condition	Building Cost

**BUILDING VALUE CALCULATION**

Item No.	Area or Quantity	Unit Cost	Total
EST PER	920 #	69.96	64363
12574	344 #	69.96	24066

**OPERATIONS AND PROCEDURES**

Performed By	Date
Inspection	
Classification	
Calculation	ACJ 12/11
Review	

**BUILDING AREA CALCULATION**

Square Feet - Ground Area			
Floor or Part	Width	Length	Area
1st	23	40	920 #
2nd	14	20	320
	4	6	24
TOTAL END PER			344 #

**ADDITIONS AND DEDUCTIONS**

	Area	Unit Cost	Total
G1A	240 #	35.45	8508
G1A	141 #	35.45	5105
EP	128 #	38.02	4867

**DEPRECIATION AND OBSOLESCENCE**

DEPRECIATION	
a. Effective Age	21/55 22%
b. Observed Physical Condition	%
c. Total Depreciation (a + b)	%
d. Net Condition (100 - c)	%

Notes: Totaling 344 # and 344 #  
 Perimeter Scale 1/4" = 5 Ft  
 23 canopy 5

Manual Book  
 11-11-76  
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