

Valuation Report

Neighborhood 1 Neighborhood 1

Zoning/Use Residential
Topography Rolling
Utilities Drilled WellSeptic
Street None

Sale Data
Sale Date 04/25/2003
Sale Price 109,900
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1 B5399 P228 04/25/2003
Reference 2

X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	30,000.00	30,000	90%		27,000
1.00	# -Lot Improvements	15,000.00	15,000	100%		15,000
Total Acres 1.00						Land Total 42,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	480 Sqft	Grade C 100	Base	101,052
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade E	Basement Gar	1 CAR	Fin Bsmt	3,385
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	-1,060
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	103,377
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	100% 100%	76,499

Outbuildings/Additions/Improvements

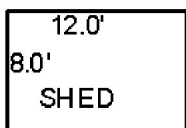
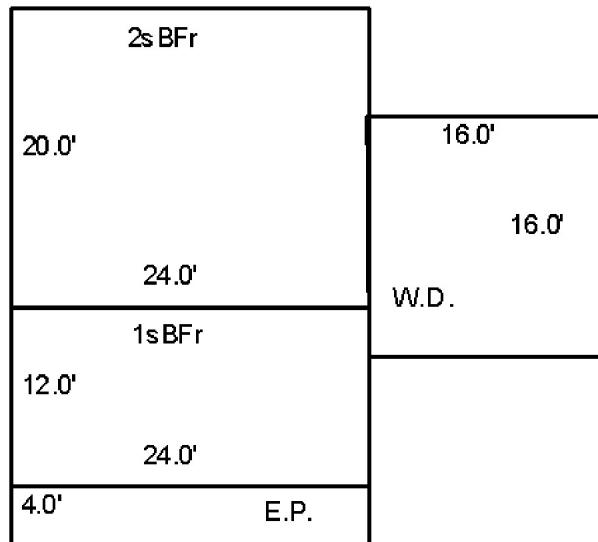
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Sty Bsmt Fr	1973	288	C 100	19.518	Avg.	74%	100%	100%	14,443
Encl Pch/ 1s(u)	1973	96	C 100	5.576	Avg.	74%	100%	100%	4,126
Wood Deck	1973	256	C 100	2.176	Avg.	74%	100%	100%	1,610
Frame Shed	1973								700
1,248 SFLA		Field1							20,879

Acpt Land 42,000 **Accepted Bldg** 97,400 **Total** 139,400

Valuation Report

Account: 63 Card: 1 of 1

Map/Lot:
Location:



Greene
Name: ZINNINGER, RYAN A

Valuation Report

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Map/Lot: 06-078

Account: 880 Card: 1 of 1

Location: 32 A TO Z ROAD

Neighborhood 2 Neighborhood 2

Zoning/Use Residential
Topography Rolling
Utilities Dug WellSeptic
Street Semi-Improved

Sale Data
Sale Date 06/10/2003
Sale Price 122,000
Sale Type
Financing
Verified
Validity

Reference 1 B5461 P202 06/18/2003
Reference 2

X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	24,000.00	24,000	100%		24,000
1.13	Acres-Rear Land 1	1,800.00	2,034	100%		2,034
1.00	# -Lot Improvements	15,000.00	15,000	85%	Semi-Impro	12,750
Total Acres 2.13						38,784
						Land Total

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,500 Sqft	Grade C 105	Base	148,785
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,452
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Average	Typical	153,237
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnd)
None			None	83%	100%	127,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhanga	1988	27	C 105	1,304	Avg.	83%	100%	100%	1,082
1SFr Overhanga	1988	27	C 105	1,304	Avg.	83%	100%	100%	1,082
Frame Shed	2005			----- S O U N D V A L U E -----				800	
Wood Deck	2010	512	C 100	4,352	Avg.	95%	100%	100%	4,134
1,554 SFLA		Field1							7,098
Outbuilding Total									7,098

Acpt Land 38,800 **Accepted Bldg** 134,300 **Total** 173,100

Greene
Name: ZINNINGER, RYAN A

Valuation Report

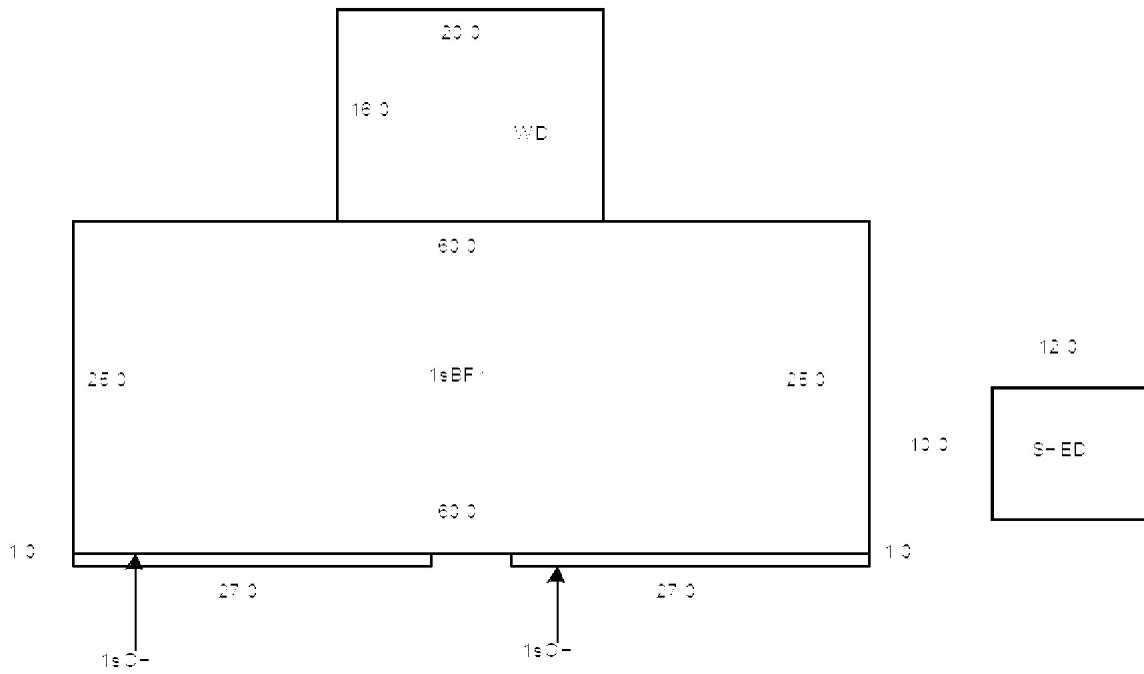
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Account: 880 Card: 1 of 1

Map/Lot:
Location:

06-078
32 A TO Z ROAD



Greene
 Name: ZUPANCIC, CATHY L
 ZUPANCIC, JACK L

Valuation Report

01/27/2012

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Account: 435 Card: 1 of 1

Map/Lot: 05-052-004
 Location: 74 NORTH SAUNDERS ROAD

Neighborhood 1 Neighborhood 1

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled WellSeptic
 Street Paved

Reference 1 B1220P 175
 Reference 2 B4812P 081

X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite	30,000.00	30,000	100%		30,000	
5.00	Acres-Rear Land 1	1,800.00	9,000	100%		9,000	
6.00	Acres-Rear Land 2	1,000.00	6,000	100%		6,000	
1.27	Acres-Wasteland	150.00	191	100%		191	
1.00	# -Lot Improvements	15,000.00	15,000	100%		15,000	
Total Acres 13.27						Land Total	60,191

Dwelling Description

Replacement Cost New

Split Level	Two Story	672 Sqft	Grade C 110	Base	132,256
Exterior	Shingles	Masonry Trim	192Sqft	Trim	1,869
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,000
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,332
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1979	0	Typical	Typical	Average	Typical	151,457	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	118,136

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1s Garage (Att)	1979	672	C 110	15,577	Avq.	78%	100%	100%	12,150
One Sty Bsmt Fr	1979	588	C 100	36,828	Avq-	70%	90%	100%	23,202
1SFr Overhanq	1979	21	C 110	1,063	Avq.	78%	100%	100%	829
Wood Deck	2007	384	B 100	3,982	Avq.	94%	100%	100%	3,743
Frame Shed	1979								400
1,953 SFLA		Field1		----- S O U N D V A L U E -----					
Outbuilding Total								40,324	

Acpt Land 60,200 **Accepted Bldg** 158,500 **Total** 218,700

Greene
Name: ZUPANCIC, CATHY L
ZUPANCIC, JACK L

Valuation Report

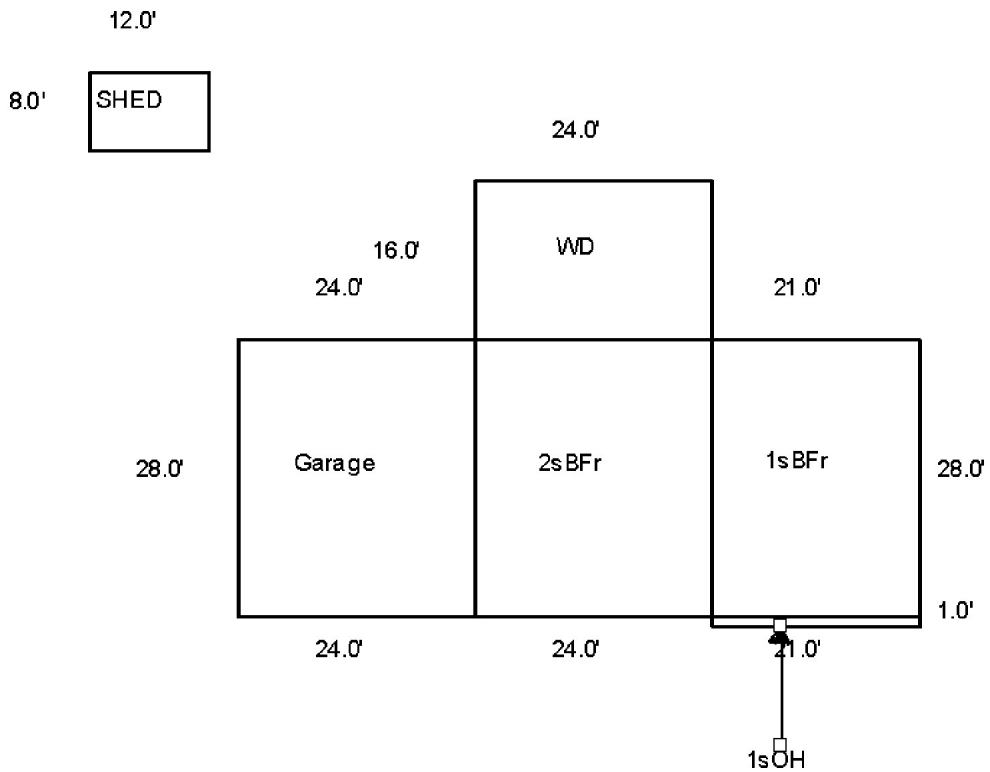
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Account: 435 Card: 1 of 1

Map/Lot:
Location:

05-052-004
74 NORTH SAUNDERS ROAD



Greene
 Name: ZUPANCIC, DARLENE S
 ZUPANCIC, TODD W

Valuation Report

01/27/2012

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Account: 2306 Card: 1 of 1

Map/Lot: 09-014-00B
 Location: 52 QUIET ACRES DRIVE

Neighborhood 2 Neighborhood 2

Zoning/Use Residential
 Topography Rolling
 Utilities Drilled WellSeptic
 Street Gravel

Reference 1 B4393P0267 02/17/00
 Reference 2

X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	24,000.00	24,000	100%		24,000
3.40	Acres-Rear Land 1	1,800.00	6,120	100%		6,120
1.00	# -Lot Improvements	15,000.00	15,000	100%		15,000
Total Acres 4.40						Land Total 45,120

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	975 Sqft	Grade C 105	Base	136,957
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0				0
Bedrooms	0	Add Fixtures	0		0
Baths	2	Half Baths	0	Plumbing	3,339
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	140,296
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	100%	100%
						Value(Rcnld) 130,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Frame Shed	2004						Func	Econ	200
Canopy	2001	448	D 100	3,123	Avg.	91%	100%	100%	2,842
1 1/4sGar (Det)	2001	896	C 100	20,326	Avg.	91%	100%	100%	18,497
Wood Deck	2004	174	C 105	1,553	Avg.	93%	100%	100%	1,444
Open Frame Porch	2004	288	C 105	5,567	Avg.	93%	100%	100%	5,177
Canopy	2004								600
1,462 SFLA		Field1					Outbuilding Total		28,760

Acpt Land 45,100 **Accepted Bldg** 159,200 **Total** 204,300

Greene
 Name: ZUPANCIC, DARLENE S
 ZUPANCIC, TODD W
 Account: 2306

Valuation Report

Map/Lot:
 Location:

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 52 QUIET ACRES DRIVE

