

VIEHWEG CLARK & KIM
2657 SUMMERWOOD DR
LAYTON, UT 84040

51-3N-27-0262-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WASCO COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND											
Exterior Wall		16		WD FR STUC 100		0900		01		2,264		104.1789		123.71		280,079		2008		2008		0		0		0		7.00		93.00									
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 0%		0						Heated Area: 1900								HX Base Yr															
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		14		CARPET 70																																			
Interior Floo		11		CLAY TILE 30																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Occupancy		00		NONE 100																																			
Quality		02		Quality Level 02																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4037.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,900		100		1,900		218,596																															
FGR		498		55		274		31,524																															
FOP		64		30		19		2,186																															
FSP		165		40		66		7,593																															
PTO		105		5		5		576																															
TOTALS		2,732				2,264		260,473																															
EXTRA FEATURES																																							
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES									
1		0504		FP-ELECTRI		0 0		0 0		1.00		UT		2,000.00		2,000.00		100		2008		2008		3		93		1,860											
2		0812		CONCRETE C		0 0		0 0		1,079.00		SF		4.00		4.00		100		2008		2008		3		90		3,884											