

FRANKLIN-975069 (007)/97 1/2

Notes	
1/8/2025	Misc: 2025 GENERAL REVALUATION
9/14/2021	Misc: 2022 PERMIT# 21-038: ADD NEW POLE BARN W/OFP PER F/C 9-13-21
8/20/2020	Misc: 2021: GENERAL REVAL

Appraiser 01/08/2025 Nexus

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.000000	1.00	\$18,900	\$18,900	\$18,900	0%	1.0000	100.00	0.00	0.00	\$18,900
4	A	CRB	0	0.260000	0.89	\$2,120	\$1,887	\$491	0%	1.0000	0.00	100.00	0.00	\$490
4	A	EOB2	0	2.140000	0.60	\$2,120	\$1,272	\$2,722	0%	1.0000	0.00	100.00	0.00	\$2,720
4	A	GE	0	1.400000	1.02	\$2,120	\$2,162	\$3,027	0%	1.0000	0.00	100.00	0.00	\$3,030
4	A	MNB	0	0.540000	0.89	\$2,120	\$1,887	\$1,019	0%	1.0000	0.00	100.00	0.00	\$1,020
4	A	MNC	0	4.540000	0.81	\$2,120	\$1,717	\$7,795	0%	1.0000	0.00	100.00	0.00	\$7,800
5	A	EOB2	0	0.150000	0.60	\$2,120	\$1,272	\$191	-60%	1.0000	0.00	100.00	0.00	\$80
5	A	GE	0	0.530000	1.02	\$2,120	\$2,162	\$1,146	-60%	1.0000	0.00	100.00	0.00	\$460
6	A	EOB2	0	0.020000	0.60	\$2,120	\$1,272	\$25	-80%	1.0000	0.00	100.00	0.00	\$10
6	A	GE	0	4.510000	1.02	\$2,120	\$2,162	\$9,751	-80%	1.0000	0.00	100.00	0.00	\$1,950
6	A	MNC	0	0.120000	0.81	\$2,120	\$1,717	\$206	-80%	1.0000	0.00	100.00	0.00	\$40
6	A	MND	0	0.990000	0.68	\$2,120	\$1,442	\$1,428	-80%	1.0000	0.00	100.00	0.00	\$290
82	A		0	1.017000	1.00	\$2,120	\$2,120	\$2,156	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1 1/2

Style

N/A

Finished Area

1923 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

7

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

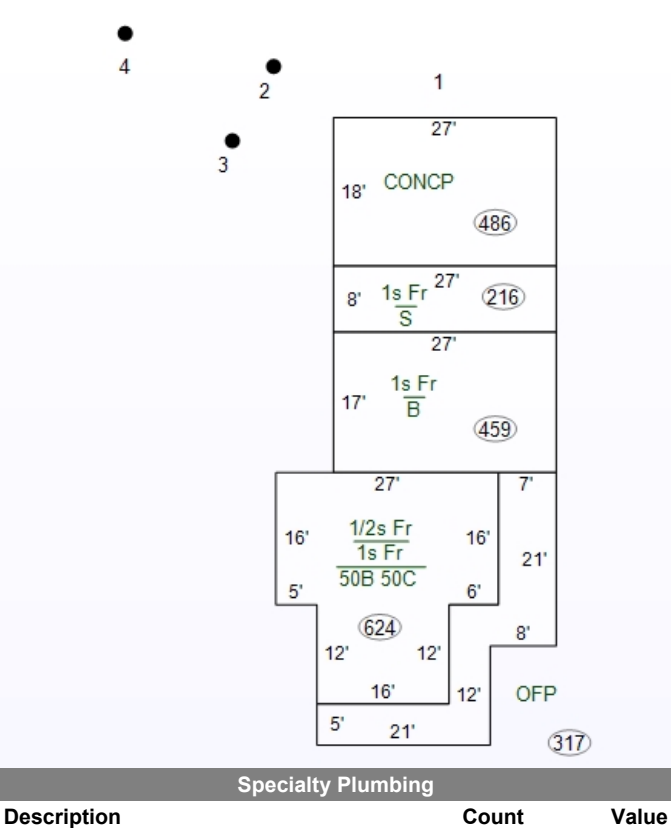
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Patio, Concrete	486	\$3,700
Porch, Open Frame	317	\$14,600



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1299	1299	\$124,300	
2					
3					
4					
1/4					
1/2	1Fr	624	624	\$30,600	
3/4					
Attic					
Bsmt		771	0	\$30,100	
Crawl		312	0	\$4,500	
Slab		216	0	\$0	
		Total Base			\$189,500
Adjustments		1 Row Type Adj. x 1.00			\$189,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)			1:1299 1/2:624		\$5,200
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$194,700
Sub-Total, 1 Units					
Exterior Features (+)				\$18,300	\$213,000
Garages (+) 0 sqft				\$0	\$213,000
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.85
Replacement Cost					\$162,945

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1 1/2	Wood Fr	D+2	1888	1888	137	A		0.85		2,694 sqft	\$162,945	50%	\$81,470	0%	100%	1.210	1.000	100.00	0.00	0.00	\$98,600
2: Barn, Pole (T3)	1	T3AW	C	2021	2021	4	A	\$18.02	0.85		30' x 52' x 16'	\$24,530	10%	\$22,080	0%	100%	1.000	1.000	100.00	0.00	0.00	\$22,100
3: Porch (free standing)	1		C	2021	2021	4	A		0.85		530 sqft	\$17,255	3%	\$16,740	0%	100%	1.210	1.000	100.00	0.00	0.00	\$20,300
4: Type 2 Barn	1		D	1940	1940	85	VP	\$43.40	0.85		24' x 30' x 8'	\$20,070	85%	\$3,010	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,000