## Town of Bassano – Tax Recovery Appraisal

Roll #: 224000 Address 242 – 3 <sup>rd</sup> A Bassano Al Legal Description: Zoning: Parcel Size: Purpose of Appraisal	B 3158AB 15 15					
Neighborhood Description: Central						
Site Description: Relatively flat, rectangular lot on the northside of $3^{rd}$ Avenue between $1^{st}$ and $2^{nd}$ Streets.						
Description of Improvement-						
Year Built 1939	Effective Age: 1939					
Floor Area Overall Condition: Windows: Siding: Interior:	<ul> <li>856 sf plus a 503 sf upper for a total of 1,359 sf.</li> <li>Very Poor</li> <li>Updated</li> <li>Aged Stucco</li> <li>No interior inspection was conducted. The photos provided indicate that the property has been abandoned and that the only value remaining is the \$27,000 land value plus the \$5,000 salvage value of the house.</li> </ul>					

Assessment \$38,000 amended to \$32,000

There are three comparable sales attached, which indicate that \$45,167 represents a fair market value. But neither of this comparables fully captures the full extent of the physical and functional depreciation associated with this property.

Value as of April 3, 2023 is \$32,000.

Ryan Vogt, B.Mgt, AACI, P.App.



11-13-2018

09-20-2018

\$32,000

\$32,000 \$21,500

\$1

## Summary Report

181245297

149% 181201851

ACCENTS.									As o	f: 04-03-2023
S 10 Description:	58AB 15 15 08' of 15									je.
	Address: 242 - 3RD AVENUE			Subdivision: CENTRAL				-	-	
Zoning: Res										
	Actual Use: Primary: R10100 Market Loc: 101 Town of Bassano			Assbl. Land Area: 501.7 Sq. Meters						
	Econ. Zone: Economic Zone 99			ASSOL Land Area. 301.7 Sq. Meters			12 -25		Martinger	and the second
Assbl.Party: I Ir	ndividual									1. A. S. Barris
Owner: WO	ongo, Thomas	SL								States all
Market Valu										
LandID	Base Code				e Area		ation Adj.		Code	Value
48700273	1 Residenti	al-Average		501.7 So	q. Meters	0%	100%	12	100%	27,000
Improvement ImprID N	<u>nts</u> MT-Qu-St Des	scription				Area (Ft2)	Eff. Year	Asmt	Code	Value
48700560 0	001-02-09 SFC	) - All Ages				1,359	1939	12	100%	5,000
Assessment Tax Status	<u>t Totals</u> Code Des	scription				Land	Improvement		Other	Assessment
Т	12 Imp	roved Residen	tial			27,000	5,000		0	32,000
1				Grand Totals:		27,000	5,000		0	32,000
<u>Narratives</u>										
YR1 06-17 <u>Work Groups</u>	7-2019 2019 -	- Reinspection	Cycle							
YR2023 2023	Reinspectio	n Cycle 2023		Completed: As	signed					
Inspections										
Outside Complete	е	06-25-2019	HULISZ,	Tomasz		Inspection Cycle	- NOH, appears vaca	nt, remov	ved att gara	ge, chgd CDU
Visual Exterior	xterior 07-21-2016 VOGT, I				Increase	Increased EA to 1965 for equity.				
Outside Complete	e	03-27-2015	MEGAW	Carol	new owner repaired house and replaced roof and replaced kitchen cabinets etc. Now rented					

<u>Revisions</u>								
MGA305(1) MGA305(1) MGA305(1)	07-07-2022 VOGT, Ryan			Ryan	Amended following tax recovery valuation update. Revised assessed value following tax recovery valuation.			
<u>Sales</u>								
Date	Asmt	Price	Adj. Price	Sale Code	Туре	Ratio	CofT	
12-17-2018	\$32,000	\$25,000	\$25,000	8008 Foreclosur	e Improved	128%	181270990	

Improved

Improved

\$0 8002 Non Arms length

\$21,500 8002 Non Arms length

## Sales Comparables



Roll: 224000Roof:Address: 242 - 3RD AVENUEPlumbing:Legal: 3158AB 15 15(x 0) Fireplaces:Location: 101Heat:Base Code: 1A/C:Mt-Qu-St: 001-02-09100%Bsmt Finish:Other Dep.:Prog.: 100%Other Dep.:Eff. Year: 1939Phys Dep.:CDU: PMain Bldg:Bldg Size: 1,359 Ft² (Asmt/Ft²=\$27)Other Impr.:Land Size: 501.70 MLand:Bsmt Fin Sz: 0 Ft²Total:Remainder: 20%Avg.Value according to TOP 3 comparables:	\$0 \$6,560 \$0 \$6,211 \$0 \$15,782 -\$107,126 \$121,137 \$0 \$27,000 \$38,000 \$45,167	Subject
Roll: 101000Sale Price: \$42,000Adj. Price:Address: 636 - 4TH AVENUESale Date: 05-07-2022Roof:Address: 636 - 4TH AVENUESale Date: 05-07-2022Roof:Legal: 3154AC 18 11; pt 12Plumbing:(x0) Fireplaces:Location: 101Base Code: 1A/C:Mt-Qu-St: 001-02-00100%Prog.: 100%Other Dep.:CDU: PMain Bldg:Bldg Size: 765 Ft² (Asmt/Ft²=\$66, Price/Ft²=\$54)Other Impr.:Land Size: 1045.20 MLand:Bsmt Fin Sz: 0 Ft²Total:Remainder: 20%Colspan="2">Colspan="2"	\$0 \$6,560 \$0 \$0 \$0 -\$1,314 -\$69,257 \$80,011 \$0 \$35,000 \$51,000 Est.Value:	\$42,000 121 % \$0 \$0 \$0 \$6,211 \$0 \$0 -\$14,468 -\$37,869 \$41,126 \$0 -\$8,000 -\$13,000 \$29,000
Roll: 75000Sale Price: \$94,000Adj. Price:Address: 422 - 4TH AVENUESale Date: 04-28-2022Roof:Legal: 3154AC 16 15Plumbing:(x0) Fireplaces:Location: 101Base Code: 1A/C:Mt-Qu-St: 001-02-00100%Prog.: 100%Other Dep.:CDU: ABidg Size: 959 Ft² (Asmt/Ft²=\$86, Price/Ft²=\$98)Bidg Size: 696.80 MLand:Bsmt Fin Sz: 0 Ft²Total:Remainder: 42%Total:	\$0 \$6,560 \$0 \$4,385 \$0 \$0 -\$2,178 -\$63,768 \$99,001 \$7,000 \$32,000 \$83,000 Est.Value:	\$94,000 88 % \$0 \$0 \$1,826 \$0 \$1,826 \$0 \$0 \$13,604 -\$43,358 \$22,136 -\$7,000 -\$5,000 -\$45,000 \$49,000
Roll: 184000Sale Price: \$82,500Adj. Price:Address: 530 - 3RD AVENUESale Date: 07-30-2021Roof:Legal: 3158AB 12 13(x0) Fireplaces:Location: 101Heat:Base Code: 1A/C:Mt-Qu-St: 001-02-01100%Prog.: 100%Other Dep.:CDU: GMain Bldg:Bldg Size: 543 Ft² (Asmt/Ft²=\$116, Price/Ft²=\$151)Other Impr.:Land Size: 696.80 MLand:Bsmt Fin Sz: 0 Ft²Total:Remainder: 48%-	\$0 \$6,560 \$0 \$2,483 \$0 -\$2,122 -\$35,883 \$59,962 \$0 \$32,000 \$63,000 Est.Value:	\$82,500 76 % \$0 \$0 \$3,728 \$0 \$3,728 \$0 \$0 \$13,660 -\$71,243 \$61,175 \$0 -\$5,000 -\$25,000 \$57,500