

Exhibit H (part)

RESIDENTIAL LAND APPRAISAL

ACCOUNT # 1-008296-6 MAP: 391E14CD TAXLOT: 1700 CODE: 5-01

12/19/08
14:41:39

Maintenance Area: 2	ASHLAND	Base Year: 1996	Reappraisal
Schedule Code: 7	BELLVIEW-GREEN MEADOWS		
Property Class: 191	RESIDENTIAL POTENTIAL DEVELOPMENT IMPROVED	Updated: 9/24/1996 by AMW	
Situs: 1161 TOLMAN CR RD		Appraiser: Steve Nelson	
Zoning: R-1-7.5		Inspected: 9/18/1996	
Neighborhood: No ID Assigned		Status: Office Only	
Property Owner: NEISEWANDER DEBRA M			

SALES DATA: No sales data since 1988

LAND SITES AND ADJUSTMENTS	ACRES	PER ACRE	BASE SITE VALUE	REAL MARKET VALUE	ASSESSED VALUE
1 HOUSE SITE	0.35		63,000		
Adjustments:	4 Landscape		7,500		
	1 Location		-5,000		
		** Total **	65,500	97,405	97,405
2 BS SITE	0.26		55,000	81,791	81,791
TOTAL BASE LAND VALUE			120,500		
Trends :	1996:100%	1997:100%	1998: 95%		
	1999:105%	2000:108%	2001:119%		
	2002:116%	2003:100%	2004:100%		
	2005:100%	2006:100%	2007:100%		
	2008:100%				
Total Trends :	149%		58,696		
TOTAL TRENDED LAND VALUE				179,200	179,200

COMMENTS:

ACRES: 0.61 acres in this account
 0.61 acres in this parcel
 0.61 acres appraised in common

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Exhibit H (part)

RESIDENTIAL IMPROVEMENT APPRAISAL
 ACCOUNT # 1-008296-6

IMPROVEMENT # 1
 MAP: 391E14CD TAXLOT: 1700 CODE: 5-01

12/19/08
 14:41:46

Maintenance Area: 2	ASHLAND	Base Year: 1996	Reappraisal
Schedule Code: 7	BELLVIEW-GREEN MEADOWS		
Property Class: 191	RESIDENTIAL POTENTIAL DEVELOPMENT IMPROVED	Updated: 8/14/1996 by AAS	
Factor Book: 131	SINGLE FAMILY RES CLASS 3 SINGLE STORY	Appraiser: Steve Nelson	
Situs: 1161	TOLMAN CR RD	Inspected: 5/30/1996	
Zoning: R-1-7.5		Status: Not home	
Neighborhood: No ID Assigned	Year Built: 1945	Bedrooms: 4	
Property Owner: NEISEWANDER DEBRA M	Remodel:	Baths: 2.0	
	Effective Age: 1955		

SALES DATA: No sales data since 1988

BASE COSTS		
Main Floor: 2010	35.81	71,978

MAIN ROOF	Comp
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FEATURES			
Kitchen			
1 hood/fan	130.00		
1 dishwasher	395.00		
1 disposal	120.00		645
Heat/AC/Fireplace(s)			
Forced air		1.85	3,719
1 Single Fireplace Class 4	3,200.00		3,200
Plumbing			
2 lavatory	280.00 =	560.00	
2 toilet	280.00 =	560.00	
1 shower		860.00	
1 tub/shower	800.00 =	2,780.00 -	0.00
			2,780

TOTAL BASE COSTS		82,322
Local Cost Modifier: 93 Book @ 0.94		-4,939

PATIOS/PORCHES/DECKS/FLATWORK:			
Patio 144	Alum roof/Good quality	7.10	1,022
Porch 125	Concrete/Comp roof/Better quality	6.60	825
Deck 374	Redwood/No cover/Good quality	6.00	2,244
Asphalt 2534		1.00	2,534

TOTAL REPLACEMENT COST		84,008
Percent Good -- Physical: 0.65		-29,403

OTHER ITEMS:						
#	Description	Size	Cost	LCM	% Dep	Value
1	GP SHED - 128 SQ. FT	1	500.00	1.00	1.00	500
2	LOFT BARN/GAR	640	15.00	1.00	0.75	7,200
TOTAL OTHER ITEMS						7,700

TOTAL DEPRECIATED COST	62,305
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Market Modifier 1.11	6,854	69,159
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Trends :	1996:100%	1997:100%	1998: 95%	1999:105%	
	2000:108%	2001:119%	2002:119%	2003:100%	
	2004:100%	2005:100%	2006:100%	2007:100%	
	2008:100%				
Total Trends :	153%				36,347

TOTAL DEPRECIATED TRENDED REPLACEMENT IMPROVEMENT VALUE	105,510
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COMMENTS:
 08/14/96:
 (1) 3 DOGS AND GATE

Exhibit H (part)

RESIDENTIAL IMPROVEMENT APPRAISAL IMPROVEMENT # 1 08/14/96
 ACCOUNT # 1-008296-6 MAP: 391E14CD TAXLOT: 1700 CODE: 5-01 09:17:53

Maintenance Area: 2 ASHLAND Base Year: 1996
 Schedule Code: 7 BELLVIEW-GREEN MEADOWS
 Property Class: 101 RESIDENTIAL NO SIGNIFICANCE IMPROVED
 Factor Book: 131 SINGLE FAMILY RES CLASS 3 SINGLE STORY
 Situs: 1159 TOLMAN CR RD
 Zoning: R-1-7.5 Year Built: 1945
 Neighborhood: No ID Assigned Remodel:
 Effective Age: 1955
 Updated: 8/14/96 by AAS
 Appraiser: Steve Nelson
 Inspected: 5/30/96
 Status: Not home
 Bedrooms: 4
 Baths: 2.0

SALES DATA: No sales data since 1988

BASE COSTS
 Main Floor: 2010 35.81 71,978

MAIN ROOF Comp

FEATURES
Kitchen
 1 hood/fan 130.00
 1 dishwasher 395.00
 1 disposal 120.00 645
Heat/AC/Fireplace(s)
 Forced air 1.85 3,719
 1 Single Fireplace Class 4 3,200.00 3,200
Plumbing
 2 lavatory 280.00 = 560.00
 2 toilet 280.00 = 560.00
 1 shower 860.00
 1 tub/shower 800.00 = 2,780.00 - 0.00 2,780

TOTAL BASE COSTS 82,322
 Local Cost Modifier: 93 Book @ 0.94 -4,939

PATIOS/PORCHES/DECKS/FLATWORK:
 Patio 144 Alum roof/Good quality 7.10 1,022
 Porch 125 Concrete/Comp roof/Better quality 6.60 825
 Deck 374 Redwood/No cover/Good quality 6.00 2,244
 Asphalt 2534 1.00 2,534

TOTAL REPLACEMENT COST 84,008
 Percent Good -- Physical: 0.65 -29,403

OTHER ITEMS:

#	Description	Size	Cost	LCM	% Dep	Value
1	GP SHED - 128 SQ. FT	1	500.00	1.00	1.00	500
2	LOFT BARN/GAR	640	15.00	1.00	0.75	7,200
TOTAL OTHER ITEMS						7,700

TOTAL DEPRECIATED COST 62,305

Market Modifier 1.11 6,854 69,159

Trends : Reappraisal area
 Total Trends : 100%

TOTAL DEPRECIATED TRENDED REPLACEMENT IMPROVEMENT VALUE 69,160

COMMENTS:
 08/14/96:
 (1) 3 DOGS AND GATE