

Information for the Appraiser

Date:

Property Address:

Owner Name:

Owner Contact Information:

Neighborhood / Community Information:

Take this section to talk about anything you feel is relevant for the appraiser to know about the neighborhood. You can write in bullet points or a simple paragraph (don't write a novel). You might want to consider the following questions: What do you love about the neighborhood? Is there a neighborhood association or HOA? Any HOA fees? Is your home on the historic registry or is there something significant about the architect, builder or location? Is there a value premium for your street or location for some reason? Is there anything significant to know about your area's neighborhood boundaries? What is the name of your neighborhood park? What school district serves your community? Are there any future city or county plans that will impact the neighborhood?

Recent Home improvements:

Use bullet points to make a list of any interior and exterior improvements you've made. For example, instead of writing "Bathroom remodel," be more specific by saying: "Bathroom remodel: new tub, travertine tile work, cherrywood cabinetry, Kohler sink, faucet, etc... / Installed 2009 / \$15,000 cost).

Other:

Is there something about your property the appraiser should know? Can you think of anything else that might impact value – whether positive or negative? Is your house larger than Tax Records says? Was there an addition? (Was it done with permits?)

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Other:

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Date: April 2013

Property Address: 1228 Boggs Way

Owner Name: John & Lisa Sheridan

Owner Contact Information: (916)867-5309

Neighborhood / Community Information:

We moved to the neighborhood because of the classic homes and Curtis Park. There is a volunteer neighborhood association (no HOA fee) that also was a huge attraction because it seems owners really care about the community. We are in SCUSD territory. There is a big difference between properties west and east of Franklin Blvd, which is why we waited to buy on the western side.

Recent Home improvements:

- 2012: Added ceiling fans in three bedrooms - \$475
- 2012: Replaced steel casement windows with Anderson vinyl dual pane windows - \$9,000
- 2011: Replaced roof with 30-year comp roof - \$11,500
- 2011: Re-landscaped front yard with sod, flowers, brick paver walkway and rocks - \$2,500
- 2010: Kitchen remodel: alder wood cabinets, marble counters, stainless steel GE Profile appliances, tile backsplash, distressed hardwood flooring and high-end fixtures - \$33,000
- 2008: Added concrete walkway on side of house: \$2,000
- 2008: Had the exterior professionally painted - \$4,750

Total Cost of Improvements: \$63,225

Other:

Tax Records shows there is only 1 bathroom, but there were two bathrooms when we bought the house. The County says the second bathroom was permitted. Also our house seems bigger than what Tax Records says. The appraisal during our purchase showed 1400 square feet.