

IMPROVEMENTS & UPGRADES TO PROPERTY

@ Very Fair Market Value of 60%

$$\mathbf{\$65,000 \times 60\% = \$39,000}$$

Property acquired in late Fall 2004. Original Absentee owners built home in 2001. They did NO IMPROVEMENTS to property whatsoever. Present owners have made approximately \$65,000 + in improvements & upgrades to property since acquiring it.

“BASE PRICE” \$599,000 + River View (\$71,880) + Flood Zone X (\$24,120) + Solar (\$25,000) + Improvements & Upgrades (\$39,000) = \$ 759,000

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