

RESIDENCE OF
 LYNN T. RICHMAN
 JAN. 1, 1958 to JULY 1, 1963
 134 WEST 3rd SOUTH
 BRIGHAM CITY, UTAH

INVESTMENT IN THE PROPERTY

PURCHASE PRICE	\$15,900.00
CASH DOWN PAYMENT	<u>4,900.00</u>
ORIGINAL AMOUNT OF MORTGAGE, 20 YEARS @ 5½ % INTEREST	\$11,000.00
OCCUPIED THE HOME 5½ YEARS, PRESENT AMOUNT OF MORTGAGE	5,649.88

IMPROVEMENTS, ORIGINAL COST AND DATES.

JAN., 1958	DRAPES	\$ 250.00
jan., 1958	EXTRA LOT, (20 X 67 sq. ft.)	350.00
MAY 1958	LANDSCAPING AND TOP SOIL	550.00
JUNE 1959	BACK YARD PATIO (14 X 20 sq. ft.)	
	STORAGE SHED (6' x 8' x 7')	435.00
OCT., 1959	finished BASEMENT	
TO	16½" X 39' RECREATION ROOM	
JULY 1960	12' X 12' WASH AND STORAGE ROOM	
	6' X 10' COMPLETE BATHROOM W/TILE	
	12' X 12' OFFICE WITH CARPETING	4,325.00
APRIL 1960	REDWOOD FENCE (187' long, 4' to 6' high	360.00
APRIL 1961	BASEMENT CORNER FIREPLACE	
	(exterior brick chimney, Arizona sandstone, marble mantel & hearth.)	1,625.00
July 1961	LIVING ROOM CARPETING	650.00
JULY 1961	CARPORT (18' X 32')	
	CARPORT STORAGE (5' X 6' End enclosed with combed redwood with 3 birch doors	1,680.00
MAY 1962	Enlarged Home and Basement	
	Enlarged Basement 420 sq. ft. Storage Room	
	ENLARGED HOME, Two bedrooms (12' X 14' and 14' X 18' Complete with built in wash basins tiled dressing tables with drawers.)	
	Attached Garage (24' X 28' Double Garage with work shop, Heated.)	8,734.00
MAY 1962	New Bedrooms carpeting	365.00
May 1962	LARGER FURNACE (with Trade)	300.00
May 1962	Heating Duckwork (New Bedrooms, Basement & Garage	250.00
JULY 1962	CARPORT PLANTER (32' X 2½' X 4' Long)	540.00
JULY 1962	GALVANIZED DRAIN GUTTER (Around house carport and garage.)	195.00
Sept 1962	KITCHEN BUILT IN DOUBLE OVEN AND RANGE	695.00
May 1962	NEW BEDROOMS CARPETING	<u>364.00</u> (364.00)
	TOTAL IMPROVEMENTS	\$21,668.00

PURCHASE PRICE OF HOME	\$15,900.00
Total IMPROVEMENTS	<u>21,668.00</u>
TOTAL INVESTMENT	\$37,568.00

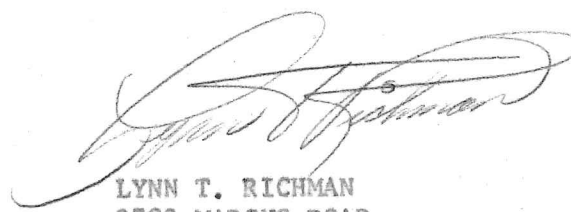
APPRAISAL COSTS 50.00

APPRAISED VALUE OF HOME (June 1, 1963) \$35,000.00

FINISHED HOME	1600 Sq. Ft.
Finished Basement	1600 Sq. Ft.
GARAGE	672 Sq. Ft.
CARPORT	512 Sq. Ft.

TRADED HOME IN BRIGHAM CITY, UTAH FOR ONE OF EQUAL VALUE IN SALT LAKE CITY, UTAH. UNDER THE FOLLOWING TERMS

APPRAISED VALUE LESS 15 %	(\$35,000.00)	\$ 5,250.00
REAL ESTATE COMMISSION	(Out of town charge)	1,250.00
APPRAISAL CHARGE		50.00
TOTAL DISCOUNT		<u>\$ 6,550.00</u>



LYNN T. RICHMAN
2780 MARCUS ROAD
SALT LAKE CITY 19, UTAH

CRoport Planter
32' long 2 1/2' wide 4' High

Combed Redwood

Storage 5' x 6'

3 Birch Doors

CRoport 18' x 32'

Storage 5' x 6'

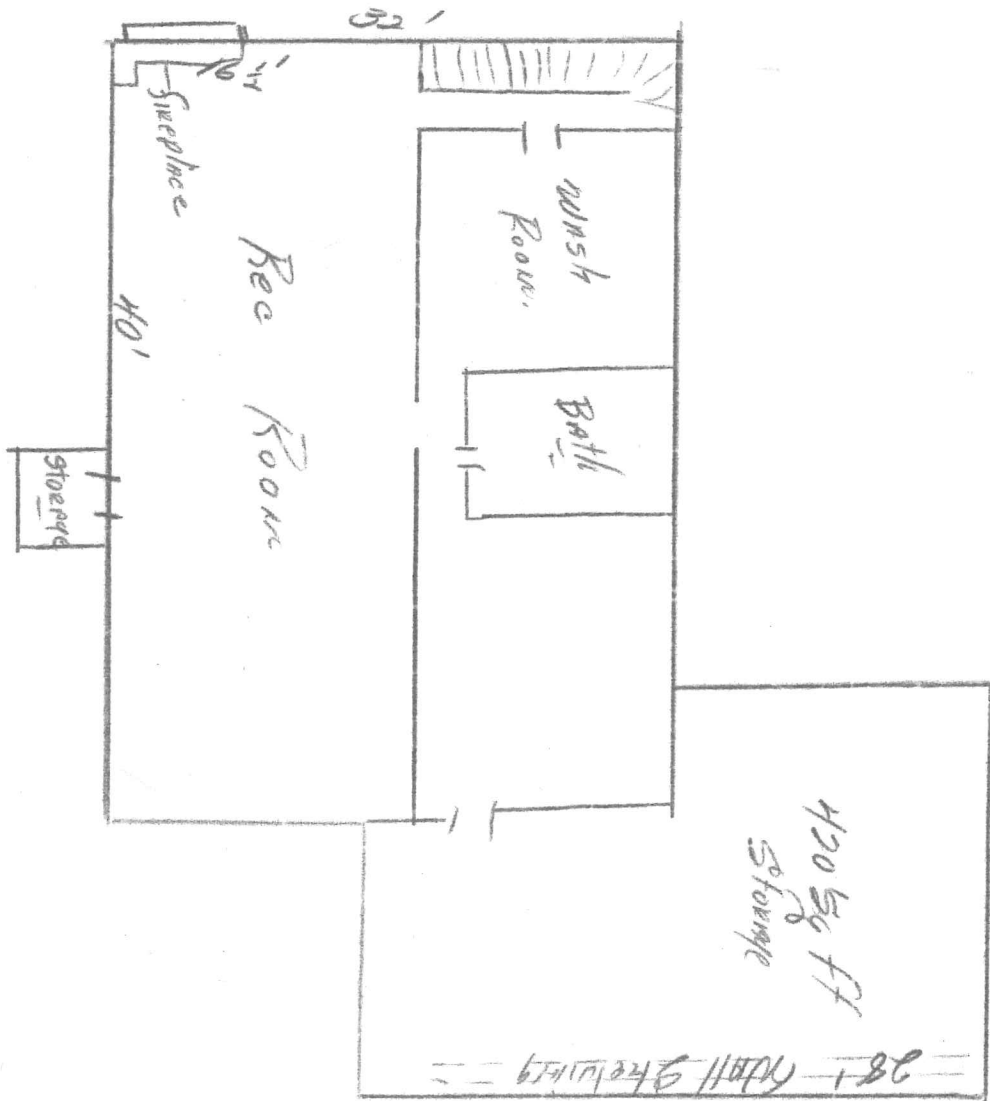
Patio

Total - 182' Redwood fence

134 W 3rd St
Bingham, Utah

FRONT





Basement

134 W. 3rd St.
Bryan City Utah

Upstairs 1600 sq ft.
Basement 1600 sq ft.
Garage 572 sq ft.
Car Port 576 sq ft.

Extra lot 20 x 67' 350-

Galvanized Armin Gutter
(AROUND HOUSE GARAGE & CARPORT)

Basement fireplace
(ARIZONA SANDSTONE)

2 - Bedrooms Next to Garage,
(Built in wash basins tiled
dressing tables with drawers)

RAVSTEN REALTY
62 W. 1st No. 504
BRYAN UTAH 84321
752-3421
KENNETH G. CARTER
555 E 8th No.
BRYAN UTAH 84321

Phone 1-801-752-8190

American Appraisers Assoc