



1234 SAMPLE OAK LN

ANYTOWN, ST 12345, SAMPLE County, Owner occupied

Year Built:	Finished Area:	Lot:	Assessed:	Annual Tax:	Last Sale:
1979	2,974	0.2259	\$389K	\$9,117	\$146K
	sq ft	acres	2026		2012



Summary

A 2-story, 2,974 sq ft home built in 1979 on a 0.2259-acre lot in ANYTOWN. The current owner has occupied it since purchasing in 2012.

The county assesses it 166% above the last sale price, with 84% of value in the improvement. The roof is estimated at 2014 vintage (12 years). Of 6 tracked appliances, 6 score low risk and 0 are nearing replacement.

Appliance Condition

Total Tracked Appliances:
6

Appliances High Risk:
0 under 3 years left

Appliances Low Risk:
6 over 5 years left

 Soonest appliance replacement: refrigerator, Samsung, basement

See the appliance condition summary later in this report.

Location & Map

Street Address: 1234 SAMPLE OAK LN	County: SAMPLE	Neighborhood: SAMPLE ESTATES
City: ANYTOWN	Postal Code: 12345	State: ST

Location on a Map



Property Details Non-public information provided by the report owner

Market Status: For Sale	Tags: Beautiful, Wonderful neighbors, Local shopping, Pool
----------------------------	---

Description:
This inviting suburban home offers a comfortable and thoughtful living space. With warm oak flooring, a welcoming living room, pool, and a practical kitchen you can't go wrong.

Building Summary & Features

Year Built: 1979	Stories Type: —	Heating: Central
Style: Traditional	Interior Sq Ft (Finished): 2,974 sq ft	Plumbing: —
Construction Type: —	Interior Sq Ft (Unfinished): —	Roof Type: —
Width & Depth: —	Air Conditioning: Central	Roof Cover: —
Stories: 2	Fireplaces: 1 (0U0)	



Roof

Estimated Age of Roof:
12 years

Estimate Roof Year:
2014



Lot Summary

Acres:
0.2259

Usable Sq Ft:
240 sq ft

Width:
—

Total Sq Ft:
9,840 sq ft

Easement Type:
—

Depth:
—



Zoning & Land Use

Zoning Code:
—

Zoning Description:
—

Manufactured Home:
—

State Land Use:
RESID SINGLE FAMILY

County Land Use:
RES IMPRVD TABLE VAL



Utilities

Fuel Type:
FGA

Sewer Type:
SPU

Water Type:
WPU

Electrical Wiring:
EAV

Utility Type:
—



Ownership

Owner Names:
TAYLOR JORDAN

Business-Owned:
No

Owner-Occupied:
Yes

Primary Residence:
Yes

Mailing Address

Care Of:
—

Street Address:
1234 SAMPLE OAK LN

City:
ANYTOWN

State:
ST

Postal Code:
12345

Last Sale

Sale Amount: \$146,250	Sale Date: 2012-11-20	Cash Purchase: No
Mortgaged: Yes	Investor Purchase: No	Foreclosure: No
Title Company: SAMPLE TITLE CO	Buyer Names: TAYLOR JORDAN	Seller Names: DOE JOHN & JANE

Tax Assessment (2026)

Last Assessor Update: 2026-09-03 Taxroll Certification: 2026-07-25

Assessed Values

Total Value: \$388,806	Land Value: \$62,556	Improvement Value: \$326,250
Improvement %: 84%	Taxable Total: —	

Tax Amounts

Tax Rate: —	Total Tax Amount: \$9,117.14	County Tax: —
School Tax: —	Exemption Amount: —	Net Tax Amount: —

Exemptions & Districts

District: ANYTOWN ISD	Elementary: —	Middle: —
High School: —	Community College: ANYTOWN COLLEGE DIST	

Service Districts

SAMPLE CO EMERG SRV DIST, ANYTOWN MUD, SAMPLE CO FLOOD CNTRL

Added Appliances (6)

Sharp Microwave

Risk Score:
1.7

Age:
0.58 years

Expected Lifespan:
11 years

Remaining Lifespan:
10.42 years



Summary

Room:
Kitchen

Brand/Type:
Sharp / Microwave

Model Number:


Manufactured:
February 2026

Serial Number:


Additional Notes:
Great Microwave

Insights

Risk Category:
Low

12-Month Failure Rate:
0.01%

Repair Cost Breakpoint:
\$500

Appliance Details

Unit Type:
Countertop Microwave

Appliance Finish:
Stainless Steel

MSRP:
229.99

Alliance Laundry Systems Clothes Washing Machine

Risk Score:
2.5

Age:
4.08 years

Expected Lifespan:
13 years

Remaining Lifespan:
8.92 years



Summary

Room:
Other

Brand/Type:
**Alliance Laundry Systems
/ Clothes Washing
Machine**

Model Number:

Manufactured:
August 2022

Serial Number:

Warranty:
Yes (provided by owner)

Year Purchased:
2022 (provided by owner)

Purchase Price:
**\$800.00 (provided by
owner)**

User Manual:
**Hard copy only (provided
by owner)**

Additional Notes:

This is a great commercial quality washing machine!

Insights

Risk Category:
Low

12-Month Failure Rate:
0.1%

Repair Cost Breakpoint:
\$900

Warnings

- model_number: Model number does not match known patterns

Alliance Laundry Systems Clothes Dryer

Risk Score:
2.3

Age:
4.08 years

Expected Lifespan:
14 years

Remaining Lifespan:
9.92 years



Summary

Room:
Other

Brand/Type:
**Alliance Laundry Systems
/ Clothes Dryer**

Model Number:

Manufactured:
August 2022

Serial Number:

Insights

Risk Category:
Low

12-Month Failure Rate:
0.1%

Repair Cost Breakpoint:
\$800

Appliance Details

Unit Type:
Front Load Matching Dryer

Energy Source:
Electricity

Capacity (cubic feet):
7

Dimensions - Depth (in):
28

Dimensions - Height (in):
43

Dimensions - Width (in):
26.875

Voltage:
240

CA Energy Certified:
Yes

Appliance Finish:
White

Combined Energy Factor (CEF):
3.73

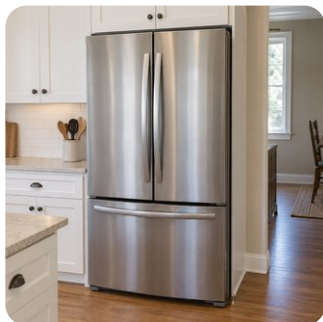
Whirlpool Refrigerator

Risk Score:
2.9

Age:
6.25 years

Expected Lifespan:
15 years

Remaining Lifespan:
8.75 years



Summary

Room:
Kitchen

Brand/Type:
Whirlpool / Refrigerator

Model Number:
[REDACTED]

Manufactured:
June 2020

Serial Number:
[REDACTED]

Warranty:
No (provided by owner)

Year Purchased:
2018 (provided by owner)

Purchase Price:
\$1,100.00 (provided by owner)

Additional Notes:
This frig is in great shape.

Insights

Risk Category:
Low

12-Month Failure Rate:
0.1%

Warranty Coverage:
unlikely

Repair Cost Breakpoint:
\$925

Appliance Details

Warranty Details:

Refrigerator parts are covered under full warranty for one year after the date of purchase, and water filters are covered under warranty for 30 days from the date of purchase. After the initial year, sealed refrigeration parts are individually covered under warranty from the second through fifth years after purchase. Parts covered are:

Compressor
Evaporator
Condenser
Dryer
Connecting tubing

Warranty URL:

<https://www.whirlpool.com/blog/kitchen/warranties.html>

Warnings

- model_number: Model number does not match known patterns

Samsung Refrigerator

Risk Score:
3.5

Age:
8.42 years

Expected Lifespan:
13.5 years

Remaining Lifespan:
5.08 years



Summary

Room:
Basement

Brand/Type:
Samsung / Refrigerator

Model Number:

Manufactured:
April 2018

Serial Number:

Insights

Risk Category:
Medium

12-Month Failure Rate:
0.1%

Warranty Coverage:
maybe

Repair Cost Breakpoint:
\$850

Appliance Details

Energy Star Certified:
Yes

Energy Star Cert
Specification Version:
5

Energy Star Cert
Specification Effective Date:
2014-09-15

Unit Type:
Top Freezer Refrigerator

Dimensions - Depth (in):
32

Dimensions - Height (in):
66.8

Dimensions - Width (in):
28.7

ES - estimated annual energy
use - kWh/yr:
364

Energy Star Most Efficient:
Yes

Energy Star Most Efficient Year:
2024

Refrigerant Type:
R-600a

Capacity (cubic feet):
176

CA Energy Certified:
Yes

CA Energy - estimated annual
energy use - kWh/yr:
364

Warranty Details:

LIMITED WARRANTY TO ORIGINAL CONSUMER PURCHASER WITH PROOF OF PURCHASE
This SAMSUNG brand product, as supplied and distributed by Samsung Electronics America, Inc. (SAMSUNG) and delivered new, in the original carton to the original consumer purchaser, is warranted by SAMSUNG against manufacturing defects in materials or workmanship for the limited warranty period of:

One (1) year parts and labor
Five (5) years parts and labor on Sealed Refrigeration System Only (Compressor, Evaporator, Condenser, Drier, and Connecting Tubing)
Ten (10) years part and Five (5) years labor on Digital Inverter Compressor Only

Warranty URL:
[View Link](#)

Appliance Finish:
White

MSRP:
1049

Bosch Air Conditioner / Heat Pump

Risk Score:
3.9

Age:
11.92 years

Expected Lifespan:
20.9 years

Remaining Lifespan:
8.98 years



Summary

Room:
Basement

Brand/Type:
Bosch / Air Conditioner / Heat Pump

Model Number:

Manufactured:
October 2014

Serial Number:

Warranty:
Yes (provided by owner)

Warranty Expires:
2030 (provided by owner)

Year Purchased:
2020 (provided by owner)

User Manual:
Hard copy only (provided by owner)

Additional Notes:

An amazing geothermal heating and cooling unit.

Insights

Risk Category:
Medium

12-Month Failure Rate:
0.3%

Repair Cost Breakpoint:
\$2550

Warnings

- model_number: Model number does not match known patterns

 Property Photos (9)

Non-public information provided by the report owner



exterior



exterior



interior



interior



interior



interior



interior



interior



documents