

Missed from Farmers Appraisal

2400 Sq Ft heatd Garge, 70% Walled

Labor Not Included		Stand Alone 2400 Sq Ft Garage
75,600.00		Engineered Strructural Metal Building, (2) 8H 10W Overheaddoors, (1)1 8H 16W door for cars (This is just empty building cost, No electricity, Garage Door Openers, Lights, Cabinets, etc. 70% Wallboarded 3/4" CDX then 7/16 OSB screwed to it. Can hang anything, anywhere on the wall
2,918.56	Labor Not Included	
211.88	Labor Not Included	1/2 Bath
2,185.00	Labor Not Included	Solid Oak Cabinets and Workbench (Doesn't include stain, polyurethane, labor)
927.00	Labor Not Included	(3) Chamberlain Battery Backed up Garage Door openers
1,945.00	Labor Not Included	Electrical Conduit, Wiring, Flourescent Lights
1,257.00	Labor Not Included	Propane Heater and Gas Plumbing
85,044.44		Cost of Garage w/o Labor
3,982.00	Labor Not Included	358 feet Steel Post 100% Cedar fence with (3) 5 foot gates and two 8 foot gates to pull Travel Trailer in
12,311.00	Labor Not Included	1/4 inch screening to 2 inch depth and 57 Rock on top for driveway
7,995.00		(6 months old) RecDirect 8' by 8' Spa controllable by Smart Phone (6 months old) 3 1/2 ton, 23 SEER Trane Xli A/c, Heat Pump with WI-FI Thermostat controllable via Smart Phone
13,994.00		34 SEER Fujitsu Mini-Split A/C, Heat Pump for Master Bedroom
3,086.00	Labor Not Included	High and Low pressure Quick Connect Propane lines on back porch and garage for BBQ pit and/or Fish Fryer NO MORE little propane bottles to keep filled
915.00		250 Gallon UNDERGROUND propane tank and plumbing house and garage for propane
2,812.00		Trees and Landscaping. This was just Hay when we built on it
12,741.00	Labor Not Included	Hoshizaki Ice Maker
1,925.00	Labor Not Included	Whole House Water Softener
876.00	Labor Not Included	Toto Exctra 8 Zone Sprinklir system. Program Zones on your laptop then plug into controller in garage. Much easier than standing there for an hour.
3,342.00	Labor Not Included	Extras to house, Landscaping, Driveway, etc.
63,979.00		Tornado Closet / Safe room in Master 2 x 6 studs on 12" centers. Reinforced with 2 x 4 horizontally. 3/4" Plywood on both Sides and roof. Then Sheetrock on boath sides to make it look normal.
	Above Average	8 Camera Digital Video Recorder in Safe Room can be viewed from Smartphonw App, Computer, TV in Master
	Above Average	The most EXPENSIVE Special Order windows lowes Sells. Argon Filled. Open from inside to clean so you don't have to trample the flowerbeds.
	Above Average	8 Motion Sensing Floodlights surround the house
	Above Average	Corian Countertops
	Above Average	Reverse Osmosis waterfiltration that's produces better water than Ozarka.
	Above Average	Runs under slab to Icemaker and water dispenser in refrigerator.
	Above Average	Built in Surround Sound speakers in Living Room
	Above Average	Built in Surround Sound speakers in Master Bedroom
	Above Average	View of 3 acres out back patio and deck of your deer feeder then 100 foot tall oak trees along a creek

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Labor Not Included	Stand Alone 2400 Sq Ft Garage	
	Engineered Structural Metal Building, (2) 8H 10W Overheaddoors, (1)1 8H 16W door for cars (This is just empty building cost, No electricity, Garage Door Openers, Lights, Cabinets, etc.	
75,600.00		
2,918.56	Labor Not Included	70% Wallboarded 3/4" CDX then 7/16 OSB screwed to it. Can hang anything, anywhere on the wall
211.88	Labor Not Included	1/2 Bath
2,185.00	Labor Not Included	Solid Oak Cabinets and Workbench (Doesn't include stain, polyurethane, labor)
927.00	Labor Not Included	(3) Chamberlain Battery Backed up Garage Door openers
1,945.00	Labor Not Included	Electrical Conduit, Wiring, Fluorescent Lights
1,257.00	Labor Not Included	Propane Heater and Gas Plumbing
85,044.44		Cost of Garage w/o Labor
3,982.00	Labor Not Included	358 feet Steel Post 100% Cedar fence with (3) 5 foot gates and two 8 foot gates to pull Travel Trailer in
12,311.00	Labor Not Included	1/4 inch screening to 2 inch depth and 57 Rock on top for driveway More than 140,000 Sq Ft
7,995.00		(6 months old) RecDirect 8' by 8' Spa controllable by Smart Phone
13,994.00		(6 months old) 3 1/2 ton, 26 SEER Trane Xli A/c, Heat Pump with WI-FI Thermostat controllable via Smart Phone
3,086.00	Labor Not Included	34 SEER Fujitsu Mini-Split A/C, Heat Pump for Master Bedroom
915.00		High and Low pressure Quick Connect Propane lines on back porch and garage for BBQ pit and/or Fish Fryer NO MORE little propane bottles to keep filled
2,812.00		250 Gallon UNDERGROUND propane tank and plumbing house and garage for propane
12,741.00	Labor Not Included	Trees and Landscaping. This was just Hay when we built on it
1,925.00	Labor Not Included	Hoshizaki Ice Maker in Pantry
876.00	Labor Not Included	Whole House Water Softener
3,342.00	Labor Not Included	Toto Extra 8 Zone Sprinklr system. Program Zones on your laptop then plug into controller in garage.
63,979.00		Much easier than standing there for an hour.
		Extras to house, Landscaping, Driveway, etc.
	Below were items he classified as "Average". I disagree. I've owned several homes over my life time and non of them included these!	
Above Average	Tornado Closet / Safe room in Master 2 x 6 studs on 12" centers. Reinforced with 2 x 4 horizontally.	
	3/4" Plywood on both Sides and roof. Then Sheetrock on both sides to make it look normal.	
Above Average	8 Camera Digital Video Recorder in Safe Room can be viewed from Smartphone App, Computer, TV in Master, or monitor in safe room	
Above Average	The most EXPENSIVE Special Order windows Lowes Sells. Argon Filled. Open from inside to clean the outside so you don't have to trample the flowerbeds.	
Above Average	8 Motion Sensing Floodlights surround the house, can be turned on manually via remote inside house	
Above Average	Corian Countertops	
Above Average	Reverse Osmosis waterfiltration that's produces better water than Ozarka.	
Above Average	Runs under slab to Icemaker and water dispenser in refrigerator.	
Above Average	Built in Surround Sound speakers in Living Room	
Above Average	Built in Surround Sound speakers in Master Bedroom	
Above Average	View of 3 acres out back patio and deck of your deer feeder then 100 foot tall oak trees along a creek	
Above Average	100,000 sq. ft. Driveway, 3" 1/4 inch screening from Red River, 2-3 " 57 Rock Cost \$30,000	