

MAP	LOT	ROAD	224 Cottage Road	SINGLE FAMILY	RESIDENTIAL	SUMMARY
20	38	OWNER		TWO FAMILY	SEASONAL	
				APARTMENT	OTHER	
					NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST	13	LAND	15000
Seed, Arthur C.		1234	309		20	BLDGS.	119800
Plouffe, Herve J + Patricia M	7/30/20	6045	56		20	TOTAL	134800
					16	LAND	15000
					20	BLDGS.	131200
					20	TOTAL	146200

INTERIOR INSPECTED YES NO-EST DATE 8-28-12

REMARKS:  
*x Arthur C Seed*  
 11-15 new garage (ep)

LAND VALUATION								LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	-- DEPR	+	VALUE	MINUS		PLUS
HOUSE LOT	<i>Imps</i>		<i>5000</i>				<i>5000</i>	VACANCY	COMM. INFL.	
BASE	<i>1.38</i>	<i>1.25</i>	<i>8000</i>	<i>10000</i>			<i>10000</i>	SEMI-IMP	OTHER	
FRONT ACRES								TOPOGRAPHY		
ACREAGE								ACCESS		
TILLABLE								R/W		
PASTURE								SIZE		
WOODLAND								SHAPE		
WASTE								USE		
TOTAL	<i>1.38</i>						<i>15000</i>			

LOT COMPUTATIONS								OTHER FACTORS		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD	
								ROUGH	GRAVEL ROAD	
								ROLLING	TOWN WATER	
								SWAMPY	DRILLED WELL <input checked="" type="checkbox"/>	
								HIGH	DUG WELL	
								LOW	TOWN SEWER	

LOCATION	AREA TRENDS				OTHER FACTORS	
G F P	IMPROVING	STATIC	DECLINED			SEPTIC <input checked="" type="checkbox"/>



CONSTRUCTION

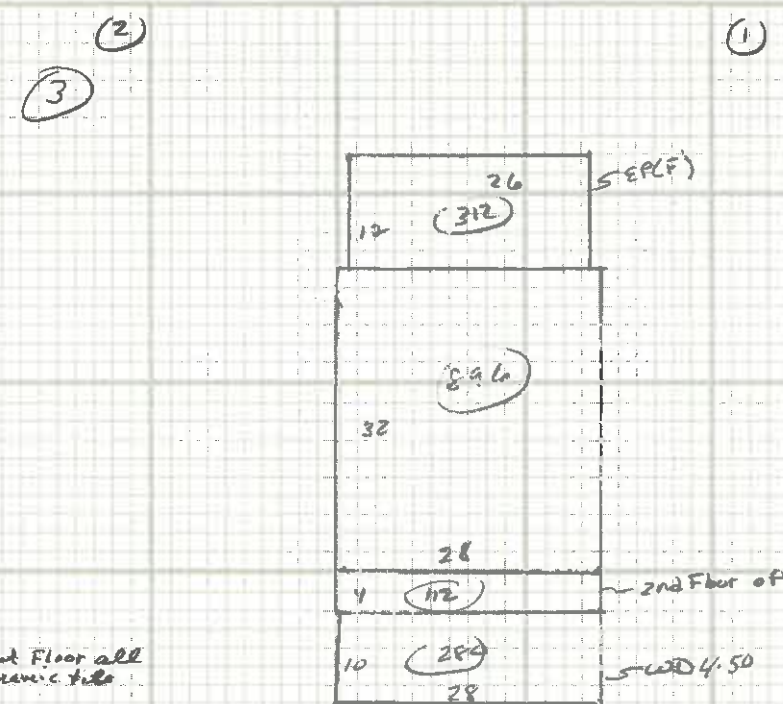
REMODELING DATA

SKETCH

1 FOUNDATION		G	F	P	6 FLOORS		B	1	2	3	G	F	P
CONCRETE		✓			CONCRETE		✓						
CONC BLOCK					CONCRETE								
CONC SLAB					EARTH								
BRICK OR STONE					PINE								
PIERS					HARDWOOD								
2 BASEMENT		Sum	pbm		INLAID								
FULL HR	5'				W/W CARPET		✓	✓					
1/4	1/2	3/4			CERAMIC		✓	✓					
FIN BSMT AREA					SINGLE								
BSMT GAR													
FRAMING					ATTIC FLR & STAIRS								
FLR JOISTS					7 INTERIOR FINISH		B	1	2	3	G	F	P
2 X 10 16 O/C				✓	PLASTER								
BEAMS & COL					DRYWALL			✓	✓				
STUDS					PANEL			✓					
3 WALLS					KNOTTY PINE								
DOUBLE SIDING	Way		✓		WALLBOARD								
SINGLE SIDING					UNFIN								
SHINGLES					FINISH ATTIC AREA								
CONC BLOCK					8 HEATING		M	O					
FACE BRK ON					HOT AIR								
SOLID COM BRK					HOT WATER/VAPOR								
INSULATION					STEAM								
ATTIC ONLY					AIR COND								
ROOFING					PIPELESS FURN								
ASPH SHINGLES					FLOOR FURN								
WOOD SHINGLES					AUTO OIL BURNER								
METAL					GAS								
ROLL ROOFING					ELECTRIC								
ROOF TYPE					NO HEATING								
GABLE	✓	FLAT			UNIT HTRS								
HIP		MANSARD											
GAMBREL					4 LIGHTING								
NO ELEC					NO ELEC								
OUTLETS					9 PLUMBING		M	O					
WIRING					BATHROOM								
5 FIREPLACES					TOILET ROOM								
# OF STACKS					WATER CLOSET								
FIREPLACE STACK					LAVATORY								
FIREPLACE					STALL SHOWER								
HEARTH					KITCHEN SINK								
NO OF ROOMS					AUTO WATER HEATER								
BSMT	1st	3rd			NO PLUMBING								
2ND	2nd												
INT LAYOUT													

STRUCTURAL		YEAR		COST	
KITCHEN					
ELECTRICAL					
PLUMBING					
HEATING					
COMPUTATIONS					
	UNIT		AMOUNT		
896	SF		79625		
BSMT AREA					
BSMT GAR					
WALLS					
INSULATION					
ROOFING					
LIGHTING					
FIREPLACES					
FLOORS					
ATTIC					
INT FINISH					
HEATING					
PLUMBING					
TOTAL			21425		
ADDITIONS & PCHS					
1	312 (EPF) SF		+ 10060		
2	112 (OP) SF		+ 990		
3	280 (4.50) SF		+ 1260		
4			SF		
5			SF		
6			SF		
7			SF		
8			SF		
9			SF		
TOTAL			93735		
FACTOR			145		
FIN BSMT	14.0		1765		
			12.40		
REPL VALUE			137700		
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE
	1 1/2 SF/B	SK	896	B	1993
OUT BLDGS.					
1	Slab	15 F1	12x16	192	8 -
2	Slab	15 F1	12x24	288	8 -
3	Galv	15 F1/5	26x28	728	CHD 2015 G
4					
5					
6					
7					
8					

SPLIT LEVEL			RANCH	GARRISON	CAPE	MODULAR	CUSTOM					
DATE		TYPE			SALE PRICE		SOURCE		DATE LISTED			
MO.	YR.	1. LAND 2. L & B 3. BLDG					1. BUYER 2. SELLER 3. DECL. 4. AGENT		LISTED			
		1 2 3					1 2 3 4		MEAS			
		1 2 3					1 2 3 4		PRICED			
INTERIOR CONDITION COMPARED TO EXTERIOR					+	=	-	REV'D.				
OBSOLESCENCE FACTORS												
SURPLUS CAPACITY			ENCROACHMENTS		PLUMB & HEAT		UNFINISHED					
STYLE			COMM. LOCATION		ECONOMIC							
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
	1 1/2 SF/B	SK	896	B	1993			137700	15	117045		117045
1	Slab	15 F1	12x16	192	8 -			1536	5	1459	25	1094
2	Slab	15 F1	12x24	288	8 -			2304	5	2188	25	1641
3	Galv	15 F1/5	26x28	728	CHD 2015 G			11647	2	11413	-	11413
4												
5												
6												
7												
8												
TOTAL VALUE BUILDINGS											131193	
											119780	



TOTAL VALUE BUILDINGS