

MAP	LOT	ROAD	OWNER				SINGLE FAMILY	TWO FAMILY	APARTMENT	RESIDENTIAL	SUMMARY		
			485 Cottage Rd.							SEASONAL		OTHER	NEIGHBORHOOD
23	12										13	LAND	67700
											20	BLDGS.	58100
											20	TOTAL	125800
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST	For 2014 Camp Siding now Done Remove -5% Incomplete  FY 2016 Removed old Shed & Replaced With new one (R)				14	LAND	67700
<del>Walsh, Maryann</del>			9-4-01	3554	124						20	BLDGS.	56900
Tarr, Randy L. & Martha A.			9-19-12	5103	250						20	TOTAL	124600
											16	LAND	67700
										20	BLDGS.	57900	
										20	TOTAL	125600	
										18	LAND	67700	
										20	BLDGS.	58000	
										20	TOTAL	125700	
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
			INTERIOR INSPECTED	YES	NO-EST	DATE	8-6-12				20	LAND	
										20	BLDGS.		
										20	TOTAL		
			REMARKS: Removed fireplace, New Metal Roofing + Used Vinyl Siding Since Sale								20	LAND	
										20	BLDGS.		
										20	TOTAL		
										20	LAND		
										20	BLDGS.		
										20	TOTAL		

7410 30



LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT								VACANCY	COMM. INFL.		
BASE								SEMI-IMP	OTHER		
FRONT ACRES								TOPOGRAPHY			
ACREAGE								ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL								Woods in front + Sheds	10		
LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD		
120	399' 0"	6000	1.18	708-	70800	-10	63720	ROUGH	GRAVEL ROAD		
					Sheds	N+S	4000	ROLLING	TOWN WATER		
					Well		63720	SWAMPY	DRILLED WELL		
								HIGH	DUG WELL		
								LOW	TOWN SEWER		
LOCATION				AREA TRENDS				SEPTIC old Tank			
G F P				IMPROVING				STATIC			
				DECLINED							

Sheds with Lot 13

Some Woods, Shallow & Brush

CONSTRUCTION									
1 FOUNDATION G F P					6 FLOORS				
CONCRETE	wood				B	1	2	3	G F P
CONC BLOCK									
CONC SLAB									
BRICK OR STONE									
PIERS									
2 BASEMENT									
FULL HR.									
1/4 1/2 3/4									
FIN BSMT AREA									
BSMT GAR									
FRAMING									
FLR JOISTS									
2 x 6 24 o/c									
BEAMS & COL									
STUDS									
3 WALLS 2012									
DOUBLE SIDING	USA								
SINGLE SIDING									
SHINGLES									
CONC BLGCK									
FACE BRK ON									
SOLID COM BRK									
INSULATION									
ATTIC ONLY									
ROOFING									
ASPH SHINGLES									
WOOD SHINGLES									
METAL	2012								
ROLL ROOFING									
ROOF TYPE Siding									
GABLE	FLAT								
HIP	MANSARD								
GAMBREL									
4 LIGHTING									
NO ELEC									
OUTLETS									
WIRING									
5 FIREPLACES									
# OF STACKS									
FIREPLACE STACK									
FIREPLACE									
HEARTH									
NO OF ROOMS									
BSMT	1ST	5+B							
2ND	3RD								
INT LAYOUT									

REMODELING DATA									
					YEAR		COST		
STRUCTURAL									
KITCHEN									
ELECTRICAL									
PLUMBING									
HEATING									
COMPUTATIONS									
UNIT					AMOUNT				
1536 SF					90115				
BSMT AREA					-7680				
BSMT GAR									
WALLS									
INSULATION									
ROOFING									
LIGHTING									
FIREPLACES									
FLOORS									
ATTIC									
INT FINISH									
HEATING									
PLUMBING									
TOTAL					83145				
ADDITIONS & CHGS									
1 2006P SF					+ 6840				
2 642P SF					+ 254				
3					SF				
4					SF				
5					SF				
6					SF				
7					SF				
8					SF				
9					SF				
TOTAL					90241				
FACTOR					90				
FIN BSMT									
REPL VALUE					81216				
OCCUPANCY					1580/P				
CONSTRUCTION					2012				
SIZE					30x16				
AREA					1536				
GRADE					DHP				
AGE									
REMOD									
COND									
REPL VAL					81216				
PHYS DEP					30				
PHYS VAL					56851				
OBSOL					25				
SOUND VALUE					1176				
OUT BLDGS.					1 Shed 15Ft 10x16 160 10				
1									
2									
3									
4									
5									
6									
7									
8									

SKETCH											
SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED			
MO. YR.		1. LAND 2. L & S 3. BLDG.		PRICE		1. BUYER 3. DECL. 2. SELLER 4. AGENT		LISTED			
93		1 2 3		79500		1 2 3 4		MEAS			
7-19-12		1 2 3		67500		1 2 3 4		PRICED			
INTERIOR CONDITION COMPARED TO EXTERIOR				+		=		-		REV'D	
OBSOLESCENCE FACTORS										Siding Exp 05/1000	
SURPLUS CAPACITY			ENCROACHMENTS			PLUMB & HEAT			UNFINISHED		
STYLE			COMM. LOCATION			ECONOMIC			5		
OCCUPANCY		CONSTRUCTION		SIZE		AREA		GRADE		AGE	
Comp		1580/P		30x16		1536		DHP			
OUT BLDGS.		1 Shed		15Ft		10x16		160		10	
REPL VAL		PHYS DEP		PHYS VAL		OBSOL		SOUND VALUE			
81216		30		56851		25		1176			
TOTAL VALUE BUILDINGS											
58027											