

MAP	LOT	ROAD	West Road			SINGLE FAMILY	RESIDENTIAL	SUMMARY	
16	23	OWNER				TWO FAMILY	SEASONAL	20 3	LAND 5300
						APARTMENT	OTHER	20 3	BLDGS. <del>7</del>
							NEIGHBORHOOD	20 3	TOTAL 5300

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST				
Hayward, Alice	1-7-85	1785	27					20 16
<del>Phair Craig R + Lynn M. Tracy</del>	11-6-15	5488	209					20 16
<del>Rossignol David R + Julie M.</del>	7-23-18	5800	83					20 17
ROSSIGNOL, MICHAEL J + JONES, BRITTANY K	3/8/23	6423	251					20 17

*fy 2017 owner wants this lot taxed separately*

INTERIOR INSPECTED	YES	NO-EST	DATE					
REMARKS:	<i>40 APPLY TOPO on lot Part has small water way across lot</i>							

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT					<i>TOP</i>			VACANCY	COMM. INFL.		
BASE	<i>0.78</i>	<i>87%</i>	<i>8000</i>	<i>6960</i>	<i>25</i>		<i>5220</i>	SEMI-IMP	OTHER		
FRONT ACRES								TOPOGRAPHY	<i>25</i>		
ACREAGE								ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL	<i>0.78</i>										

LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD		
<i>100</i>								ROUGH	GRAVEL ROAD		
								ROLLING	TOWN WATER		
								SWAMPY	DRILLED WELL		
								HIGH	DUG WELL		
								LOW	TOWN SEWER		
									SEPTIC		

LOCATION				AREA TRENDS			
G	F	P		IMPROVING	STATIC	DECLINED	

CONSTRUCTION												REMODELING DATA				SKETCH											
1 FOUNDATION			G	F	P	6 FLOORS						YEAR		COST													
CONCRETE						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																											
X		O/C																									
3 WALLS																											
DOUBLE SIDING																											
SINGLE SIDING																											
SHINGLES																											
CONC BLOCK																											
FACE BRK ON																											
SOLID COM BRK																											
INSULATION																											
ATTIC ONLY																											
ROOFING																											
ASPH SHINGLES																											
WOOD SHINGLES																											
METAL																											
ROLL ROOFING																											
ROOF TYPE																											
GABLE	FLAT																										
HIP	MANSARD																										
GAMBREL																											
4 LIGHTING																											
NO ELEC																											
OUTLETS																											
WIRING																											
5 FIREPLACES																											
# OF STACKS																											
FIREPLACE STACK																											
FIREPLACE																											
HEARTH																											
NO OF ROOMS																											
BSMT	1ST																										
2ND	3RD																										
INT LAYOUT																											
												COMPUTATIONS															
												UNIT	AMOUNT														
												SF															
												BSMT AREA															
												BSMT GAR															
												WALLS															
												INSULATION															
												ROOFING															
												LIGHTING															
												FIREPLACES															
												FLOORS															
												ATTIC															
												INT FINISH															
												HEATING															
												PLUMBING															
												TOTAL															
												ADDITIONS & PCHS															
												1	SF														
												2	SF														
												3	SF														
												4	SF														
												5	SF														
												6	SF														
												7	SF														
												8	SF														
												9	SF														
												TOTAL															
												FACTOR															
												FIN BSMT															
												REPL VALUE															
												OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL	SOUND VALUE			
												OUT BLDGS.															
												1															
												2															
												3															
												4															
												5															
												6															
												7															
												8															
												TOTAL VALUE BUILDINGS															

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	3. DECL.	LISTED
11-6-15		2 3	5000	2. SELLER	4. AGENT	MEAS
		1 2 3				PRICED
INTERIOR CONDITION COMPARED TO EXTERIOR			+	=	-	REV'D.
OBSOLESCENCE FACTORS						
SURPLUS CAPACITY		ENCROACHMENTS	PLUMB & HEAT	UNFINISHED		
STYLE		COMM. LOCATION	ECONOMIC			