

CARD OF CARDS

MAP	LOT	ROAD	720 West Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY					
10	17A	OWNER					TWO FAMILY	SEASONAL						
							APARTMENT	OTHER						
							NEIGHBORHOOD							
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST	5-17 Added garage (Inc)			13	LAND	109800		
Morin & Morin Inc.			8/19/1971	1080	314		Add Inc on lot			20 <th>BLDGS.</th> <th>1500</th>	BLDGS.	1500		
Lyons Richard A. Jr. + Patricia M.			2-20-14	5287	322		from -45% to -20%			20 <th>TOTAL</th> <th>111300</th>	TOTAL	111300		
							for 2017 mostly floors			15 <th>LAND</th> <th>109800</th>	LAND	109800		
							+ stairs + some Baths			20 <th>BLDGS.</th> <th>116000</th>	BLDGS.	116000		
							5-18 Home 95% Done			20 <th>TOTAL</th> <th>225800</th>	TOTAL	225800		
							5-19 Garage still Inc Siding			16 <th>LAND</th> <th>114800</th>	LAND	114800		
							Add to -5%			20 <th>BLDGS.</th> <th>147300</th>	BLDGS.	147300		
							2024 BP 23-15 POLE BARN			20 <th>TOTAL</th> <th>262100</th>	TOTAL	262100		
							2026 - land - 65%			17 <th>LAND</th> <th>114800</th>	LAND	114800		
							Bldg +70%			20 <th>BLDGS.</th> <th>229100</th>	BLDGS.	229100		
										20 <th>TOTAL</th> <th>343900</th>	TOTAL	343900		
										18 <th>LAND</th> <th>114800</th>	LAND	114800		
										20 <th>BLDGS.</th> <th>269200</th>	BLDGS.	269200		
										20 <th>TOTAL</th> <th>383000</th>	TOTAL	383000		
										19 <th>LAND</th> <th>114800</th>	LAND	114800		
										20 <th>BLDGS.</th> <th>261100</th>	BLDGS.	261100		
										20 <th>TOTAL</th> <th>375900</th>	TOTAL	375900		
										24 <th>LAND</th> <th>114800</th>	LAND	114800		
										20 <th>BLDGS.</th> <th>271700</th>	BLDGS.	271700		
										20 <th>TOTAL</th> <th>386500</th>	TOTAL	386500		
										26 <th>LAND</th> <th>189400</th>	LAND	189400		
										20 <th>BLDGS.</th> <th>533800</th>	BLDGS.	533800		
										20 <th>TOTAL</th> <th>723200</th>	TOTAL	723200		
			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											
			LOT COMPUTATIONS								OTHER FACTORS			
			FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD		
			150	456	600	1.21	732	109800		109800	ROUGH	GRAVEL ROAD		
									Imps	5000	ROLLING	TOWN WATER		
										114800	SWAMPY	DRILLED WELL		
			LOCATION				2026 + 65%	AREA TRENDS		189,400	HIGH	DUG WELL		
			G F P				IMPROVING	STATIC	DECLINED		LOW	TOWN SEWER		
												SEPTIC		



CONSTRUCTION

REMODELING DATA

SKETCH

1452
124

1 FOUNDATION G F P 6 FLOORS B 1 2 3 G F P

CONCRETE *Lox Blocks* ✓

CONC BLOCK

CONC SLAB

BRICK OR STONE

PIERS

2 BASEMENT

FULL HR *8'*

1/4 1/2 3/4

FIN BSMT AREA

BSMT GAR

FRAMING

FLR JOISTS *Truss*

X O/C

BEAMS & COL

STUDS

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 *200 push* ✓

5 FIREPLACES

OF STACKS

FIREPLACE STACK ✓

FIREPLACE

HEARTH

NO OF ROOMS

BSMT 1ST *5+2B*

2ND *3+2B* 3RD

INT LAYOUT

6 FLOORS B 1 2 3 G F P

CONCRETE

EARTH

PINE *Lam wood* ✓

HARDWOOD

INLAID

W/W CARPET

CERAMIC ✓

SINGLE

ATTIC FLR & STAIRS

7 INTERIOR FINISH B 1 2 3 G F P

PLASTER

DRYWALL ✓

PANEL

KNOTTY PINE ✓

WALLBOARD

UNFIN

FINISH ATTIC AREA

8 HEATING M O

HOT AIR

HOT WATER/VAPOR *BB*

STEAM

AIR COND

PIPELESS FURN

FLOOR FURN

AUTO OIL BURNER ✓

GAS

ELECTRIC

NO HEATING

UNIT HTRS

9 PLUMBING M O

BATHROOM

TOILET ROOM

WATER CLOSET *TWC*

LAVATORY

STALL SHOWER

KITCHEN SINK

AUTO WATER HEATER

NO PLUMBING

YEAR COST

STRUCTURAL

KITCHEN

ELECTRICAL

PLUMBING

HEATING

COMPUTATIONS

UNIT AMOUNT *1.4*

1578 SF *128870*

BSMT AREA

BSMT GAR

WALLS

INSULATION

ROOFING

LIGHTING

FIREPLACES *+ 2870*

FLOORS

ATTIC

INT FINISH

HEATING

PLUMBING *+ 3000*

TOTAL *134740*

ADDITIONS & PCHS

1183 (15F1/B) SF *+ 8604*

2484 (15F20) SF *+ 7357*

3330 (10P) SF *+ 5020*

4108 (04) SF *+ 432*

5 SF

6 SF

7 SF

8 SF

9 SF

TOTAL *156153*

FACTOR *-5* *175*

FIN BSMT

2026 X *17* *191,287*

REPL VALUE *564,554*

OCCUPANCY CONSTRUCTION SIZE AREA GRADE AGE REMOD COND REPL VAL PHYS DEP PHYS VAL OBSOL SOUND VALUE

1F *1345F1/B* *SK* *1578* *A-5* *2011* *16* *564,554* *2* *553,263* *5* *525,600*

OUT BLDGS.

1 *Garage* *15F1* *30X36* *1080* *CTHD* *2017* *6* *50,039* *2* *49,038* *15* *46,586*

2 *POLE BARN 'CANOPY'* *12X14* *168* *B+5* *2023* *6* *1693* *2* *1658* *1658*

3

4

5

6

7

8

Good Finishing

36
46
36
36
194
112

72
186
72

1

2

Canopy 10' x 14'

SPLIT LEVEL RANCH GARRISON CAPE MODULAR CUSTOM

DATE MO. YR. 2-20-14

TYPE 1. LAND 2. L & B 3. BLDG 1 (2) 3

SALE PRICE 100,000

SOURCE 1. BUYER 2. SELLER 3. DECL. 4. AGENT 1 2 3 4

DATE LISTED MEAS PRICED REV'D.

INTERIOR CONDITION COMPARED TO EXTERIOR + = -

OBsolescence FACTORS

SURPLUS CAPACITY ENCROACHMENTS PLUMB & HEAT UNFINISHED TRIM

STYLE COMM. LOCATION ECONOMIC Siding 4

TOTAL VALUE BUILDINGS 573,845