

MAP	LOT	ROAD	760 West Rd.				SINGLE FAMILY	RESIDENTIAL	SUMMARY				
10	8 & 9	OWNER					TWO FAMILY	SEASONAL	13	LAND	69200		
							APARTMENT	OTHER		BLDGS.	29800		
								NEIGHBORHOOD		TOTAL	98400		
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST					19	LAND	69200
Flint, Robert & Irene			8-9-91	2384	73		2026- Land + 65%				20	BLDGS.	30600
Coggswell Eric E			7-2-18	5792	297		Bldg + 6% + Out File				20	TOTAL	99800
											20	LAND	114200
											20	BLDGS.	36200
											20	TOTAL	150400
											20	LAND	
											20	BLDGS.	
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											20	BLDGS.	
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											20	BLDGS.	
											20	TOTAL	
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CONSTRUCTION

REMODELING DATA

SKETCH

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

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
567 SF	46288		
BSMT AREA	-2835		
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC	+ 4252		
INT FINISH			
HEATING			
PLUMBING			
TOTAL	47705		
ADDITIONS & PCHS			
1 25(OP) SF	+ 370		
2 65(15Fr) SF	+ 2620		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL	50595		
FACTOR	- 5		
FIN BSMT	39698		
30% + 6%		+ 2382	
REPL VALUE		42,080	
OCCUPANCY	CONSTRUCTION	SIZE	AREA
1 <i>camp</i>	156g + 1/2 P	21x27	567
OUT BLDGS.			
1 <i>Guest camp</i>	15Fr	16x20	320
2 <i>Boat</i>	15Fr	12x21	252
3 <i>laundry</i>	15Fr	8x14	112
4 <i>shed</i>	15Fr	5x14	50
5 OP	Fr	6x16	96
6			
7			
8			

DATE		TYPE		SALE PRICE		SOURCE				DATE LISTED		
MO.	YR.	1. LAND	2. L & B	3. BLDG		1. BUYER	3. DECL.	2. SELLER	4. AGENT	LISTED		
7-2-18		1 (2) 3			75000	1 2 3 4				MEAS		
						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 <i>camp</i>	156g + 1/2 P	21x27	567	D-5				42,080	35	27,352		27,352
1 <i>Guest camp</i>	15Fr	16x20	320	28.00				8960	35	5824	25	4368
2 <i>Boat</i>	15Fr	12x21	252	16.50				4,158	35	2701	25	2027
3 <i>laundry</i>	15Fr	8x14	112	16.50				1,848	35	1261	25	901
4 <i>shed</i>	15Fr	5x14	50	50						50		100
5 OP	Fr	6x16	96	D				1387	2	1359	-	1359
6												
7												
8												
TOTAL VALUE BUILDINGS											36,207	

AUG 2018