

West Road					SINGLE FAMILY		RESIDENTIAL		SUMMARY				
					TWO FAMILY		SEASONAL						
					APARTMENT		OTHER		13	LAND	152,000		
									20	BLDGS.	26,600		
									20	TOTAL	178,600		
son & their		DATE	BK	PG	RET ST	2026 - land + 65% Septic - 640 + 217 file				20	LAND	250,900	
mily Trust		2/27/2009	4677	148						20	BLDGS.	26,400	
										20	TOTAL	277,200	
		6/7/23	6452	315						20	LAND		
										20	BLDGS.		
										20	TOTAL		
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
INTERIOR INSPECTED		YES	NO-EST	DATE	8-14-12					20	LAND		
										20	BLDGS.		
										20	TOTAL		
REMARKS:										20	LAND		
										20	BLDGS.		
										20	TOTAL		
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
LAND VALUATION								205,000		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								164,340		RW			
PASTURE								53,460		SIZE			
WOODLAND								217,800		SHAPE			
WASTE										USE			
TOTAL										XF		17	
LOT COMPUTATIONS								OTHER FACTORS					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL		PAVED ROAD			
200	335	600	1.13	678 -	135600	-17%	112548	ROUGH		GRAVEL ROAD			
216	335	600	1.13	678 -	145770	-75%	36442	ROLLING		TOWN WATER			
						Septic	+3000	SWAMPY		DRILLED WELL		Lake	
								HIGH		DUG WELL			
								LOW		TOWN SEWER			
LOCATION		2026 + 65%		AREA TRENDS		751990				SEPTIC old Tank			
G F P				IMPROVING		STATIC		DECLINED		250,784			



Good Futg

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION										6 FLOORS									
CONCRETE										CONCRETE									
CONC BLOCK										EARTH									
CONC SLAB										PINE <i>Spine</i>									
BRICK OR STONE										HARDWOOD									
PIERS <i>Caden</i>										INLAID									
2 BASEMENT										W/W CARPET									
FULL HR										CERAMIC									
1/4 1/2 3/4										SINGLE									
FIN BSMT AREA																			
BSMT GAR																			
FRAMING										ATTIC FLR & STAIRS									
FLR JOISTS																			
X O/C										7 INTERIOR FINISH									
BEAMS & COL										PLASTER									
STUDS										DRYWALL									
3 WALLS										PANEL									
DOUBLE SIDING										KNOTTY PINE									
SINGLE SIDING										WALLBOARD									
SHINGLES										UNFIN									
CONC BLOCK										FINISH ATTIC AREA (u)									
FACE BRK ON																			
SOLID COM BRK																			
INSULATION										8 HEATING									
ATTIC ONLY										HOT AIR									
ROOFING <i>1985</i>										HOT WATER/VAPOR									
ASPH SHINGLES										STEAM									
WOOD SHINGLES										AIR COND									
METAL										PIPELESS FURN									
ROLL ROOFING										FLOOR FURN									
ROOF TYPE										AUTO OIL BURNER									
GABLE										GAS									
HIP										ELECTRIC <i>Haters</i>									
GAMBREL										NO HEATING									
4 LIGHTING										UNIT HTRS									
NO ELEC																			
OUTLETS										9 PLUMBING									
WIRING										BATHROOM <i>w/bs</i>									
5 FIREPLACES										TOILET ROOM									
# OF STACKS										WATER CLOSET									
FIREPLACE STACK										LAVATORY									
FIREPLACE										STALL SHOWER									
HEARTH										KITCHEN SINK									
NO OF ROOMS										AUTO WATER HEATER									
BSMT										NO PLUMBING									
2ND																			
INT LAYOUT																			

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
480 SF	42088		
BSMT AREA	-2400		
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES	+ 2870		
FLOORS			
ATTIC (u)	+ 840		
INT FINISH	- 1440		
HEATING			
PLUMBING			
TOTAL	41958		
ADDITIONS & PCHS			
1	3603.50 SF	+ 126	
2	29115 SF	+ 11255	
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL	53339		
FACTOR	-10		
FIN BSMT	74		
2026-60%		-2368	
REPL VALUE	37,102		
OCCUPANCY	CONSTRUCTION	SIZE	AREA
	15Ft + R/P	SK	480
OUT BLDGS.			
1	Back Hse	15Ft	12x20
2	Slabs	15Ft	8x12-0 ft
3			
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
	15Ft + R/P	SK	480	D-10				37,102	35	24,116		24,116
OUT BLDGS.				100								
1	Back Hse	15Ft	12x20	240	16.50			3960	30	2,772	25	2,079
2	Slabs	15Ft	8x12-0 ft	SV						SV		200
3												
4												
5												
6												
7												
8												
TOTAL VALUE BUILDINGS												26,395

