

MAP	LOT	ROAD	312 West Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY				
14	10	OWNER					TWO FAMILY	SEASONAL	13	LAND	77600		
							APARTMENT	OTHER		BLDGS.	199400		
								NEIGHBORHOOD		TOTAL	277000		
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST					26	LAND	128,000
Bagley, Breen S. & Marria L.			6/12/1996	2913	12		2026 Land + 65% Bldg + 28%				20	BLDGS.	272,300
											20	TOTAL	400,300
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
			INTERIOR INSPECTED	YES	NO-EST	DATE					20	LAND	
											20	BLDGS.	
											20	TOTAL	
			REMARKS:								20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
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				
100	434	600-	1.31	726-	72600		72600	ROUGH	GRAVEL ROAD				
						was	+ 5000	ROLLING	TOWN WATER				
							77600	SWAMPY	DRILLED WELL				
LOCATION				2026 + 65%		AREA TRENDS		128,040					
G F P				IMPROVING		STATIC		DECLINED					



Good Frontage

SKETCH

(1)											
SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE 1. LAND 2. L & B 3. BLDG		SALE PRICE		SOURCE				DATE LISTED	
MO.	YR.					1. BUYER 3. DECL. 2. SELLER 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					
AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE		
627	B+10	2010			246,185	2	236,361		236,361		
20	B	2006		G	37,793	5	35,903		35,903		
TOTAL VALUE BUILDINGS									272,264		