

MAP 15	LOT 9	ROAD	230 West Rd./						SINGLE FAMILY		RESIDENTIAL		SUMMARY		
		OWNER	TWO FAMILY		SEASONAL										
			APARTMENT		OTHER										
			NEIGHBORHOOD									18	LAND	34,200	
												20	BLDGS.	25,800	
												20	TOTAL	60,000	
RECORD OF OWNERSHIP							DATE	BK	PG	RET ST		21	LAND	34,200	
Knight, Robert & Simone								2592	196		2021- New Camp- Shell/FW only	20	BLDGS.	15,700	
Knight, Simone, Estate of								4/10/19	5895	336	2022- TRSF .08 ac from 15-10	20	TOTAL	49,900	
NELSON, GARRY H JR + MINDY R.								5/22/20	6015	58	2022- Camp Incomplete - Followup 2023	22	LAND	41,000	
" add'l .08 ac								9/20/21	6224	340	2023- Camp less Incomplete Followup 2024	20	BLDGS.	82,500	
											2024- CAMP COMPLETE - GARAGE NOT YET ADDED WELL/SEPTIC RATE	23	TOTAL	128,500	
											2025- No Change	23	LAND	41,000	
Gravel 20x30 14x5 Gr. B											2026- Land + 65% Bldg + 70% Add Garage	20	BLDGS.	97,500	
												20	TOTAL	138,500	
												24	LAND	46,000	
												20	BLDGS.	102,500	
												20	TOTAL	148,500	
												26	LAND	76,000	
												20	BLDGS.	219,700	
												20	TOTAL	295,700	
												20	LAND		
												20	BLDG.		
												20	TOTAL		
												20	LAND		
												20	BLDG.		
												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						
60	352	600	1.14	684-	41,040		41,040	ROUGH	GRAVEL ROAD						
						WTS	5,000	ROLLING	TOWN WATER						
							46,040	SWAMPY	DRILLED WELL Lake						
								HIGH	DUG WELL						
LOCATION				2026 + 65%		AREA TRENDS		75,966		LOW					
G F P				IMPROVING		STATIC		DECLINED		TOWN SEWER					
										SEPTIC ✓					



CONSTRUCTION												
1 FOUNDATION				G F P		6 FLOORS						
CONCRETE				✓						B 1 2 3 G F P		
CONC BLOCK				✓		CONCRETE				✓		
CONC SLAB						EARTH						
BRICK OR STONE						PINE						
PIERS						HARDWOOD						
2 BASEMENT						INLAID						
FULL HR						W/W CARPET						
1/4 1/2 3/4						CERAMIC						
FIN BSMT AREA						SINGLE						
BSMT GAR												
FRAMING						ATTIC FLR & STAIRS						
FLR JOISTS						7 INTERIOR FINISH						
X O/C						B 1 2 3 G F P						
BEAMS & COL						PLASTER						
STUDS						DRYWALL						
3 WALLS						PANEL						
DOUBLE SIDING				✓		KNOTTY PINE						
SINGLE SIDING						WALLBOARD						
SHINGLES				SmartSide		UNFIN						
CONC BLOCK						FINISH ATTIC AREA						
FACE BRK ON						8 HEATING						
SOLID COM BRK						HOT AIR						
INSULATION						M O						
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						GAS						
GABLE				✓		ELECTRIC						
HIP				MANSARD		NO HEATING						
GAMBREL						UNIT HTRS						
4 LIGHTING						9 PLUMBING						
NO ELEC						BATHROOM						
OUTLETS						TOILET ROOM						
WIRING						WATER CLOSET						
5 FIREPLACES						LAVATORY						
# OF STACKS						STALL SHOWER						
FIREPLACE STACK						KITCHEN SINK						
FIREPLACE						AUTO WATER HEATER						
HEARTH						NO PLUMBING						
NO OF ROOMS												
BSMT				1ST								
2ND				3RD								
INT LAYOUT												

REMODELING DATA			
		YEAR	COST
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
	UNIT	AMOUNT	
1025	SF	67090	
BSMT AREA		- 3675	
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING			
PLUMBING			
TOTAL		64,015	
ADDITIONS & PCHS			
1	OP 250 SF	3950	
2	OP 144 SF	2419	
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL		70,384	
FACTOR		145	
FIN BSMT		102,451	
2026		71,720	
REPL VALUE		154,177	
OCCUPANCY	CONSTRUCTION	SIZE	A
1SF	1 1/2 SF / FW	25x41	10
OUT BLDGS.			
1 Shld	1 SF	11x20	2
2 Garage	1 1/4 SF	26x30	7
3			
4			
5			
6			
7			
8			

SKETCH									
(2) (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.	LISTED		
					2. SELLER	4. AGENT			
		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					
REA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
25	B	2021			174,177	2	170,693	-	170,693
20	B 23-93				5265	2	5,160	-	5160
80	B	2025			44787	2	43,892	-	43,892
TOTAL VALUE BUILDINGS								219,245	

Good Frontage