

MAP	LOT	ROAD	228 West Rd	SINGLE FAMILY	RESIDENTIAL	SUMMARY																			
				TWO FAMILY	SEASONAL																				
				APARTMENT	OTHER																				
15	10	OWNER			NEIGHBORHOOD	13	LAND	97300																	
RECORD OF OWNERSHIP						DATE	BK	PG	RET ST	20	BLDGS.	104500													
Galetta, James Stephen & Carolyn Louise						10-13-04	4042	23		2020 - BP 19-20 Deck	15	TOTAL	391800												
Galletta Family Trust						9/20/21	6224	340		2021 - test. 08 ac to 15 - 9	20	LAND	97300												
Kinney, Patricia A						3/3/26	6770	319		2022 - BP 21-12 - Deck Addn	20	BLDGS.	114800												
										2026 - Land + 65%	20	TOTAL	212100												
										Bldgs + 70%	21	LAND	97,300												
											21	BLDGS.	115,300												
											21	TOTAL	206,500												
											22	LAND	91,200												
											22	BLDGS.	116,100												
											22	TOTAL	207,300												
											26	LAND	150,500												
											26	BLDGS.	198,500												
											26	TOTAL	349,000												
											20	LAND													
											20	BLDGS.													
											20	TOTAL													
											20	LAND													
											20	BLDGS.													
											20	TOTAL													
						INTERIOR INSPECTED	YES	NO-EST	DATE 8-17-12																
						James signed wrong card.																			
						REMARKS: @Hemys Adjust for wet lots on each side																			
						Compared home to similar homes 15/8																			
						Graded the same no value change																			
						on Building 4-15 New Garage																			
						LAND VALUATION										LAND FACTORS									
CLASSIFICATION		ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS					PLUS											
HOUSE LOT									VACANCY					COMM. INFL.											
BASE									SEMI-IMP					OTHER											
FRONT ACRES									TOPOGRAPHY					10 - wet lots											
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															
140	355	600	1.14	684-	95760	10	86184	ROUGH		GRAVEL ROAD															
						was	5000	ROLLING		TOWN WATER															
							91184	SWAMPY		DRILLED WELL															
						HIGH		DUG WELL																	
						LOW		TOWN SEWER																	
								SEPTIC																	
LOCATION						AREA TRENDS																			
G F P						IMPROVING						STATIC						DECLINED							



Good Findage

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				G	F	P	6 FLOORS				B	1	2	3	G	F	P
CONCRETE							CONCRETE										
CONC BLOCK							CONCRETE										
CONC SLAB							EARTH										
BRICK OR STONE							PINE										
PIERS							HARDWOOD										
2 BASEMENT							INLAID										
FULL HR 3'CS							W/W CARPET										
1/4 1/2 3/4							CERAMIC										
FIN BSMT AREA							SINGLE										
BSMT GAR																	
FRAMING							ATTIC FLR & STAIRS										
FLR JOISTS																	
2x10 140/C							7 INTERIOR FINISH										
BEAMS & COL																	
STUDS 2x6x16							PLASTER										
3 WALLS							DRYWALL										
DOUBLE SIDING Vinyl							PANEL										
SINGLE SIDING							KNOTTY PINE										
SHINGLES							WALLBOARD										
CONC BLOCK							UNFIN										
FACE BRK ON							FINISH ATTIC AREA										
SOLID COM BRK																	
INSULATION							8 HEATING				M	O					
ATTIC ONLY							HOT AIR										
ROOFING							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										
GAMBREL							NO HEATING										
4 LIGHTING							UNIT HTRS										
NO ELEC																	
OUTLETS							9 PLUMBING				M	O					
WIRING							BATHROOM										
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					
896 SF		79625					
BSMT AREA		- 2688					
BSMT GAR							
WALLS							
INSULATION							
ROOFING							
LIGHTING							
FIREPLACES							
FLOORS							
ATTIC							
INT FINISH							
HEATING							
PLUMBING		1800					
TOTAL		78737					
ADDITIONS & PCHS							
1 604 C4-SF		+ 2416					
2 SF							
3 SF							
4 SF							
5 SF							
6 SF							
7 SF							
8 SF							
9 SF							
TOTAL		81,153					
FACTOR B-S		132					
FIN BSMT							
		107,122					
2026 X.7		74,985					
REPL VALUE		182,107					
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND
IF	1/85F/CS	SK	896	B-S	2006		
OUT BLDGS.							
1 Shed	15Ft	8x16	128	16.50			
2							
3 Garage	15Ft x 25Ft	24x24	576	C410	2014		
4							
5							
6							
7							
8							

DATE				TYPE		SALE		SOURCE				DATE LISTED					
MO.		YR.		1. LAND 2. L & B 3. BLDG		PRICE		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					
IF				1/85F/CS				SK				896					
OUT BLDGS.																	
1 Shed				15Ft				8x16				128					
2																	
3 Garage				15Ft x 25Ft				24x24				576					
4																	
5																	
6																	
7																	
8																	
REPL VAL				182,107				182,107				173,002					
PHYS DEP				5				10				25					
PHYS VAL				1901				24,112				24,112					
OBSOL.				-													
SOUND VALUE				173,002				1426				24,112					
TOTAL VALUE BUILDINGS																198,540	