

est Cottage Road				SINGLE FAMILY		RESIDENTIAL		SUMMARY					
				TWO FAMILY		SEASONAL							
				APARTMENT		OTHER							
						NEIGHBORHOOD							
		DATE	BK	PG	RET ST					12	LAND	31700	
		5/14/2010	4822	57		2026 - Land + 65%				20	BLDGS.	26800	
						Bldg - 60%				20	TOTAL	58500	
										26	LAND	52400	
										20	BLDGS.	19600	
										20	TOTAL	72000	
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
										20	LAND		
										20	BLDGS.		
										20	TOTAL		
INTERIOR-INSPECTED		YES	NO-EST	DATE	8-3-12					20	LAND		
REMARKS:		Refused Interior Inspection								20	BLDGS.		
										20	TOTAL		
										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	25				
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			
59 EF	331 Avg	600	1.12	672	39648	25	29736	ROUGH		GRAVEL ROAD			
						well	+2000	ROLLING		TOWN WATER			
							31736	SWAMPY		DRILLED WELL	✓		
LOCATION		2026 + 65%		AREA TRENDS		52,364		HIGH		DUG WELL			
G F P				IMPROVING		DECLINED		LOW		TOWN SEWER			
										SEPTIC	None		



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																		
X O/C							7 INTERIOR FINISH											
BEAMS & COL											B	1	2	3	G	F	P	
STUDS							PLASTER											
3 WALLS							DRYWALL											
DOUBLE SIDING							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																		

REMODELING DATA			
		YEAR	COST
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
		UNIT	AMOUNT
544		SF	54390
BSMT AREA			- 2720
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			Incl
HEATING			- 2176
PLUMBING			- 3000
TOTAL			46494
ADDITIONS & PCHS			
1		SF	
2		SF	
3		SF	
4		SF	
5		SF	
6		SF	
7		SF	
8		SF	
9		SF	
TOTAL			46494
FACTOR		- 5	78
FIN BSMT			
			36.265
2026 - 6%			- 2176
REPL VALUE			34,089
OCCUPANCY	CONSTRUCTION	SIZE	A
Camp	1 1/2 SF 1P	17X32	
OUT BLDGS.			
1 Shed	1 SF	10X10	1
2			
3			
4			
5			
6			
7			
8			

SPLIT LEVEL										RANCH										GARRISON										CAPE										MODULAR										CUSTOM									
DATE					TYPE 1. LAND 2. L & B 3. BLDG					SALE PRICE					SOURCE 1. BUYER 3. DECL. 2. SELLER 4. AGENT					DATE LISTED																																							
MO.		YR.																		LISTED																																							
5-14-10					1 (2) 3					55000					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																																																		
544	D-5				34,089	30	22,862	20	19,090																																																		
00	SV						SV		500																																																		
									TOTAL VALUE BUILDINGS																																																		

55A

SKETCH

TOTAL VALUE BUILDINGS	19,590'
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