

West Road					SINGLE FAMILY		RESIDENTIAL		SUMMARY				
					TWO FAMILY		SEASONAL						
					APARTMENT		OTHER		13	LAND	38900		
							NEIGHBORHOOD			BLDGs.	56600		
									20	TOTAL	95500		
									25	LAND	64,200		
										BLDGs.	67,800		
									20	TOTAL	132,000		
									20	LAND			
										BLDGs.			
									20	TOTAL			
									20	LAND			
										BLDGs.			
									20	TOTAL			
									20	LAND			
										BLDGs.			
									20	TOTAL			
									20	LAND			
										BLDGs.			
									20	TOTAL			
									20	LAND			
										BLDGs.			
									20	TOTAL			
									20	LAND			
										BLDGs.			
									20	TOTAL			
									20	LAND			
										BLDGs.			
									20	TOTAL			
									20	LAND			
										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					
50	34/3 Avg	600 -	1.13	678	33900		33900	ROUGH		GRAVEL ROAD					
							5000	ROLLING		TOWN WATER					
							38900	SWAMPY		DRILLED WELL ✓					
								HIGH		DUG WELL					
								LOW		TOWN SEWER					
										SEPTIC ✓					

LOCATION 2026 * 65%					AREA TRENDS 64,185				
G F P			IMPROVING		STATIC		DECLINED		



SKETCH

1 FOUNDATION													G F P				6 FLOORS				YEAR				COST										
CONCRETE																	CONCRETE				B	1	2	3	G	F	P	STRUCTURAL							
CONC BLOCK																	EARTH											KITCHEN							
CONC SLAB																	PINE <i>chips</i>											ELECTRICAL							
BRICK OR STONE																	HARDWOOD											PLUMBING							
PIERS																	INLAID											HEATING							
2 BASEMENT																	W/W CARPET											COMPUTATIONS							
FULL HR <i>64</i>																	CERAMIC											UNIT	AMOUNT						
1/4 1/2 3/4																	SINGLE											<i>960</i> SF	<i>63788</i>						
FIN BSMT AREA																												BSMT AREA	<i>- 4800</i>						
BSMT GAR																													BSMT GAR						
FRAMING																	ATTIC FLR & STAIRS												WALLS						
FLR JOISTS																													INSULATION						
<i>X</i> O/C																	7 INTERIOR FINISH												ROOFING						
BEAMS & COL																	B	1	2	3	G	F	P									LIGHTING			
STUDS																	PLASTER														FIREPLACES				
3 WALLS																	DRYWALL															FLOORS			
DOUBLE SIDING <i>Vinyl</i>																	PANEL <i>Born Brand</i>															ATTIC	<i>1/1</i> <i>x 420</i>		
SINGLE SIDING																	KNOTTY PINE															INT FINISH			
SHINGLES																	WALLBOARD																HEATING		
CONC BLOCK																	UNFIN																PLUMBING		
FACE BRK ON																	FINISH ATTIC AREA <i>1/1</i>															TOTAL	<i>59408</i>		
SOLID COM BRK																	<i>Loft @ 1.75</i>															ADDITIONS & PCHS			
INSULATION																	8 HEATING				M	O										1	<i>6403.5</i> SF <i>+ 224</i>		
ATTIC ONLY																	HOT AIR															2	SF		
ROOFING																	HOT WATER/VAPOR															3	SF		
ASPH SHINGLES																	STEAM															4	SF		
WOOD SHINGLES																	AIR COND															5	SF		
METAL																	PIPELESS FURN															6	SF		
ROLL ROOFING																	FLOOR FURN															7	SF		
ROOF TYPE																	AUTO OIL BURNER <i>Toyo Toma</i>															8	SF		
GABLE <i>✓</i> FLAT																	GAS															9	SF		
HIP																	ELECTRIC																TOTAL	<i>59632</i>	
GAMBREL																	NO HEATING																FACTOR	<i>+10</i> <i>90</i>	
4 LIGHTING																	UNIT HTRS																FIN BSMT		
NO ELEC																																			
OUTLETS																	9 PLUMBING				M	O													
WIRING																	BATHROOM																		
5 FIREPLACES																	TOILET ROOM																		
# OF STACKS																	WATER CLOSET																		
FIREPLACE STACK																	LAVATORY																		
FIREPLACE																	STALL SHOWER																		

TOTAL VALUE BUILDINGS	67,758
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