

West Road						SINGLE FAMILY		RESIDENTIAL	SUMMARY												
						TWO FAMILY		SEASONAL		13 20	LAND	<i>10,700</i>									
						APARTMENT		OTHER			BLDGS.	<i>84,000</i>									
								NEIGHBORHOOD			TOTAL	<i>94,700</i>									
OS	DATE	BK	PG	RET ST	<i>2025 - Remove Front Deck New Rear Deck + Open Porch</i> <i>2026 - Land + 10% Bldg + 15%</i>																
	<i>1/19/00</i>	<i>336</i>	<i>107</i>																		
	<i>6/18/2002</i>	<i>3676</i>	<i>175</i>	<i>Add Land Record 9-26-16</i>																	
	<i>6-6-07</i>	<i>5589</i>	<i>257</i>																		
	<i>5/16/22</i>	<i>6320</i>	<i>251</i>																		
	<i>12/5/23</i>	<i>6517</i>	<i>151</i>																		
INTERIOR INSPECTED		YES	NO-EST	DATE	<i>9-12-12</i>																
REMARKS:																					
LAND VALUATION										LAND FACTORS											
CLASSIFICATION	ACRES	%	PRICE	TOTAL	-- DEPR	+	VALUE	MINUS		PLUS											
HOUSE LOT	<i>Imps</i>		<i>5000</i>				<i>5000</i>	VACANCY		COMM. INFL.											
BASE	<i>0.49</i>	<i>71</i>	<i>8000</i>	<i>5680</i>			<i>5680</i>	SEMI-IMP		OTHER											
FRONT ACRES								TOPOGRAPHY													
ACREAGE								ACCESS													
TILLABLE								R/W													
PASTURE								SIZE													
WOODLAND								SHAPE													
WASTE								USE													
TOTAL	<i>0.49</i>						<i>10,680</i>														
LOT COMPUTATIONS										OTHER FACTORS											
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL		PAVED ROAD											
								ROUGH		GRAVEL ROAD											
								ROLLING		TOWN WATER											
								SWAMPY		DRILLED WELL ✓											
								HIGH		DUG WELL											
LOCATION								LOW		TOWN SEWER											
G F P	IMPROVING			STATIC		DECLINED				SEPTIC ✓											



CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				G F P				6 FLOORS				YEAR COST			
CONCRETE	Wall							B	1	2	3	G	F	P	
CONC BLOCK								CONCRETE							
CONC SLAB								EARTH							
BRICK OR STONE								PINE							
PIERS								HARDWOOD							
2 BASEMENT								INLAID Lin				✓			
FULL HR	CS							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								B	1	2	3	G	F	P	
BEAMS & COL								PLASTER							
STUDS								DRYWALL							
3 WALLS								PANEL							
DOUBLE SIDING	Wood							KNOTTY PINE							
SINGLE SIDING								WALLBOARD							
SHINGLES								UNFIN							
CONC BLOCK								FINISH ATTIC AREA							
FACE BRK ON															
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				needs work			
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	1ST	7128						NO PLUMBING							
2ND	3RD														
INT LAYOUT															

COMPUTATIONS	
UNIT	AMOUNT
1863 SF	102813
BSMT AREA	- 5589
BSMT GAR	
WALLS	
INSULATION	
ROOFING	
LIGHTING	
FIREPLACES	
FLOORS	
ATTIC	
INT FINISH	
HEATING	
PLUMBING	+ 1800
TOTAL	99024
ADDITIONS & PCHS	
1 WD 352 SF	2510
2 OP 64 SF	1100
3 SF	
4 SF	
5 SF	
6 SF	
7 SF	
8 SF	
9 SF	
TOTAL	102,634
FACTOR	
FIN BSMT	
	102,634
	2026 + 15%
REPL VALUE	118,029
OCCUPANCY	CONSTRUCTION
SIZE	AREA
GRADE	AGE
REMOD	COND
REPL VAL	PHYS DEP
PHYS VAL	OBSOL.
SOUND VALUE	

DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED	
MO.	YR.	1. LAND	2. L & B	3. BLDG	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					
1863	54'	32'	11	27	5	27	37		
Some water stains in ceiling of kitchen									
TOTAL VALUE BUILDINGS 108,910									