

CARD OF CARDS

MAP	LOT	ROAD	58 Cottage Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY				
18	42	OWNER					TWO FAMILY	SEASONAL	13	LAND	15800		
							APARTMENT	OTHER		BLDGS.	40400		
								NEIGHBORHOOD		TOTAL	56200		
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST	2026 - Land + 10% Bldg - 6% + Cost File				17	LAND	15800
Sutherland, Richard W.			10/19/2005	4199	40						20	BLDGS.	38200
Hobson, Tracy			8-25-12	5578	294						20	TOTAL	54000
											26	LAND	17400
											20	BLDGS.	39600
											20	TOTAL	57000
												LAND	
												BLDGS.	
												TOTAL	
												LAND	
												BLDGS.	
												TOTAL	
												LAND	
												BLDGS.	
												TOTAL	
			INTERIOR INSPECTED	YES	NO-EST	DATE 8-25-12					20	LAND	
											20	BLDGS.	
											20	TOTAL	
			REMARKS: 517 porch gone Sled gone								20	LAND	
											20	BLDGS.	
											20	TOTAL	
												LAND	
												BLDGS.	
												TOTAL	
LAND VALUATION										LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	MINUS		PLUS			
HOUSE LOT	Imps		5000				5000	VACANCY	COMM. INFL.				
BASE	1.58	1.35	8000	10800			10800	SEMI-IMP	OTHER				
FRONT ACRES								TOPOGRAPHY					
ACREAGE								ACCESS					
TILLABLE								R/W					
PASTURE								SIZE					
WOODLAND								SHAPE					
WASTE								USE					
TOTAL	1.58						15800						
LOT COMPUTATIONS 2026 + 10% 17,380										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		✓		
LOCATION								AREA TRENDS					
G F P				IMPROVING		STATIC		DECLINED					



CONSTRUCTION

REMODELING DATA

SKETCH

CONSTRUCTION													REMODELING DATA													SKETCH												
1 FOUNDATION				G F P				6 FLOORS				YEAR				COST																						
CONCRETE								CONCRETE				STRUCTURAL																										
CONC BLOCK								EARTH				KITCHEN																										
CONC SLAB								PINE				ELECTRICAL																										
BRICK OR STONE								HARDWOOD				PLUMBING																										
PIERS								INLAID Vinyl				HEATING																										
2 BASEMENT								W/W CARPET				COMPUTATIONS																										
FULL HR 7'								CERAMIC				UNIT				AMOUNT 1.4																						
1/4 1/2 3/4								SINGLE				414 SF				51450																						
FIN BSMT AREA								BSMT AREA																														
BSMT GAR								BSMT GAR																														
FRAMING								ATTIC FLR & STAIRS				WALLS																										
FLR JOISTS												INSULATION																										
2 X6 16 O/C												ROOFING																										
BEAMS & COL												LIGHTING																										
STUDS												FIREPLACES																										
3 WALLS												FLOORS																										
DOUBLE SIDING Vinyl												ATTIC																										
SINGLE SIDING												INT FINISH																										
SHINGLES												HEATING																										
CONC BLOCK												PLUMBING																										
FACE BRK ON												TOTAL				51450																						
SOLID COM BRK												ADDITIONS & PCHS																										
INSULATION												1 338 (15 ft) SF				+ 12925																						
ATTIC ONLY												2 126 (23) SF				+ 378																						
ROOFING												3 80 (EP) SF				+ 12560																						
ASPH SHINGLES												4				SF																						
WOOD SHINGLES												5				SF																						
METAL												6				SF																						
ROLL ROOFING												7				SF																						
ROOF TYPE												8				SF																						
GABLE												9				SF																						
FLAT												TOTAL				67333																						
HIP												FACTOR +10				90																						
GAMBREL												FIN BSMT				60,800																						
4 LIGHTING																2006 - 60%				- 3636																		
NO ELEC																REPL VALUE				56,964																		
OUTLETS																																						
WIRING																																						
5 FIREPLACES																																						
# OF STACKS																																						
FIREPLACE STACK																																						
FIREPLACE																																						
HEARTH																																						
NO OF ROOMS																																						
BSMT																																						
1ST 318																																						
2ND 3																																						
3RD																																						
INT LAYOUT																																						

1/4

338

26

23

16

7 (126)

15 ft

Deck sagging badly

SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM		DATE LISTED	
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED					
MO. YR.		1. LAND 2. L & B 3. BLDG		PRICE		1. BUYER 2. SELLER		3. DECL. 4. AGENT		LISTED			
05		1 (2) 3		55000		1 2 3 4		MEAS					
8-25-16		1 (2) 3		55000		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		GRADE		AGE		REMOD		COND		REPL VAL		PHYS DEP		PHYS VAL		OBSOL.		SOUND VALUE	
1 F		13,151 B		SK		414		D+10								56,964		40		34,178				34,178	
OUT BLDGS.																									
1 Shed		15' Lx 10' W		16x24		4/32		10																	
2 Garage		15' Conc		14x24		336		D								11,021		45		7164		25		5373.	
3																									
4																									
5																									
6																									
7																									
8																									

TOTAL VALUE BUILDINGS 39,551