

MAP	LOT	ROAD	254 Cottage Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY				
21	32	OWNER					TWO FAMILY	SEASONAL	13	LAND	11200		
							APARTMENT	OTHER		BLDGS.	27000		
								NEIGHBORHOOD		TOTAL	38200		
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST	2026 - land + 10% BLDG + 6%				26	LAND	12,300
Clark, Daryl T & Gary W. Clark			8/7/2007	4477	120						20	BLDGS.	29,000
											20	TOTAL	41,300
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	
											20	BLDGS.	
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											20	TOTAL	
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	



CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				G F P				6 FLOORS				B 1 2 3 G F P			
CONCRETE								CONCRETE							
CONC BLOCK								EARTH							
CONC SLAB								PINE							
BRICK OR STONE								HARDWOOD							
PIERS								INLAID				Lin			
2 BASEMENT								W/W CARPET							
FULL HR								CERAMIC							
1/4 1/2 3/4								SINGLE							
FIN BSMT AREA															
BSMT GAR															
FRAMING								ATTIC FLR & STAIRS							
FLR JOISTS															
X O/C								7 INTERIOR FINISH							
BEAMS & COL															
STUDS								PLASTER							
3 WALLS								DRYWALL							
DOUBLE SIDING				Boards				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				FLAT				GAS				Propane			
HIP				MANSARD				ELECTRIC							
GAMBREL								NO HEATING							
4 LIGHTING								UNIT HTRS							
NO ELEC															
OUTLETS								9 PLUMBING				M O			
WIRING								BATHROOM				1			
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				NO PLUMBING							
2ND				3RD											
INT LAYOUT															

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
441 SF	39025		
BSMT AREA	2205		
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC	+385		
INT FINISH			
HEATING			
PLUMBING			
TOTAL	37205		
ADDITIONS & PCHS			
1 16004	SF	+ 640	
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL	37845		
FACTOR	74		
FIN BSMT			
	28,005		
	2026 + 6%		
REPL VALUE	+ 1680		
29,685			
OCCUPANCY	CONSTRUCTION	SIZE	AREA
	15Ft ¹ A/P	21x21	441
OUT BLDGS.			
1	Slab	15Ft	8x8
2		64	16.50
3			
4			
5			
6			
7			
8			

SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM		
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		
07		1 2 3		24000		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	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
	15Ft ¹ A/P	21x21	441	D-10			6	29,685	5	28,201		28,201
1	Slab	15Ft	8x8	64	16.50			1056	5	1003	25	752
2												
3												
4												
5												
6												
7												
8												
TOTAL VALUE BUILDINGS												
28,953												

* Sept 1961

(1)

* well

