

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					26	LAND	12,300
Clark, Daryl T & Gary W. Clark			8/7/2007	4477	120		2026 - land + 10% BLDG - 6%				20	BLDGS.	25,800
											20	TOTAL	38,100
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
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											20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	</



CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				G F P				6 FLOORS				YEAR COST			
CONCRETE								B	1	2	3	G	F	P	
CONC BLOCK															
CONC SLAB															
BRICK OR STONE															
PIERS															
2 BASEMENT															
FULL HR															
1/4 1/2 3/4															
FIN BSMT AREA															
BSMT GAR															
FRAMING				ATTIC FLR & STAIRS											
FLR JOISTS															
X O/C															
BEAMS & COL															
STUDS								B	1	2	3	G	F	P	
3 WALLS															
DOUBLE SIDING															
SINGLE SIDING															
SHINGLES															
CONC BLOCK															
FACE BRK ON															
SOLID COM BRK															
INSULATION															
ATTIC ONLY															
ROOFING				HOT WATER/VAPOR											
ASPH SHINGLES															
WOOD SHINGLES															
METAL															
ROLL ROOFING															
ROOF TYPE				AUTO OIL BURNER											
GABLE															
HIP															
GAMBREL															
4 LIGHTING				UNIT HTRS											
NO ELEC															
OUTLETS															
5 FIREPLACES				TOILET ROOM											
# OF STACKS															
FIREPLACE STACK															
FIREPLACE															
HEARTH															
NO OF ROOMS				AUTO WATER HEATER											
BSMT															
2ND															
INT LAYOUT															

STRUCTURAL		YEAR COST	
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%		-1680	
REPL VALUE		26,325	
OCCUPANCY	CONSTRUCTION	SIZE	AREA
	15FR 1A/P	21X21	441
OUT BLDGS.			
1	Slab	15FR	8X8 64
2			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
	15FR 1A/P	21X21	441	D-10			6	26,325	5	25,009		25,009
1	Slab	15FR	8X8	64	16.50			1056	5	1003	25	752
2												
3												
4												
5												
6												
7												
8												
TOTAL VALUE BUILDINGS											25,761	

TOTAL VALUE BUILDINGS 25,761