

MAP	LOT	ROAD	419 Cottage Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY				
22	23	OWNER					TWO FAMILY	SEASONAL	13	LAND	43000		
							APARTMENT	OTHER		BLDGS.	35200		
								NEIGHBORHOOD		TOTAL	78200		
RECORD OF OWNERSHIP				DATE	BK	PG	RET ST	2024 BP 23-12 NEW SHED + UPDATED DECK			24	LAND	43100
Oakpoint Associates - % William Footer					2376	53		2026 - Land + 65%			24	BLDGS.	42100
Oak Point Associates % William Footer + Dayle M. Footer				11-2-17	5719	113	Partnership Certificate	BLDG - 60%			26	TOTAL	85100
											26	LAND	70900
											26	BLDGS.	37600
											26	TOTAL	108500
											26	LAND	
											26	BLDGS.	
											26	TOTAL	
											26	LAND	
											26	BLDGS.	
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											26	LAND	
											26	BLDGS.	
											26	TOTAL	



Good Feb

CONSTRUCTION													REMODELING DATA				SKETCH																									
1 FOUNDATION				G F P				6 FLOORS				YEAR COST																														
CONCRETE								B	1	2	3	G	F	P	STRUCTURAL																											
CONC BLOCK															KITCHEN																											
CONC SLAB															ELECTRICAL																											
BRICK OR STONE															PLUMBING																											
PIERS															HEATING																											
2 BASEMENT															COMPUTATIONS																											
FULL HR															UNIT		AMOUNT																									
1/4 1/2 3/4															840 SF		58625																									
FIN BSMT AREA															BSMT AREA		-4200																									
BSMT GAR															BSMT GAR																											
FRAMING															WALLS																											
FLR JOISTS															INSULATION																											
X O/C															ROOFING																											
BEAMS & COL															LIGHTING																											
STUDS															FIREPLACES																											
3 WALLS															FLOORS																											
DOUBLE SIDING															ATTIC 1/2 (u)				+ 735																							
SINGLE SIDING															INT FINISH																											
SHINGLES															HEATING																											
CONC BLOCK															PLUMBING																											
FACE BRK ON															TOTAL				55160																							
SOLID COM BRK															ADDITIONS & PCHS																											
INSULATION															1 1500 7.10 SF		+ 4828																									
ATTIC ONLY															2 240 (15 ft) SF		+ 9475																									
ROOFING															3		SF																									
ASPH SHINGLES															4		SF																									
WOOD SHINGLES															5		SF																									
METAL															6		SF																									
ROLL ROOFING															7		SF																									
ROOF TYPE															8		SF																									
GABLE															9		SF																									
FLAT															TOTAL		69,463																									
HIP															FACTOR		82																									
MANSARD															FIN BSMT																											
GAMBREL																																										
LIGHTING																																										
NO ELEC																																										
OUTLETS																																										
WIRING																																										
5 FIREPLACES															OCCUPANCY				CONSTRUCTION		SIZE		AREA		GRADE		AGE		REMOD		COND		REPL VAL		PHYS DEP		PHYS VAL		OBSOL.		SOUND VALUE	
# OF STACKS															1 SHED		12x16		12x16		192		C+S		2023		16.50				53,542		30		37,479		37,479					
FIREPLACE STACK															2																											
FIREPLACE															3																											
HEARTH															4																											
NO OF ROOMS															5																											
BSMT															6																											
1ST S+D															7																											
2ND															8																											
3RD																																										
INT LAYOUT																																										

1

DATE		MO.		YR.		TYPE		SALE PRICE		SOURCE		DATE LISTED	
						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					

OCCUPANCY		CONSTRUCTION		SIZE		AREA		GRADE		AGE		REMOD		COND		REPL VAL		PHYS DEP		PHYS VAL		OBSOL.		SOUND VALUE	
15 ft 1 1/2 P		SK		840		D										53,542		30		37,479		37,479			
1 SHED		12x16		12x16		192		C+S		2023		16.50				3168		2		3105		3105			
2																									
3																									
4																									
5																									
6																									
7																									
8																									

TOTAL VALUE BUILDINGS 37,578