

MAP	LOT	ROAD	487 East Cottage Road						SINGLE FAMILY		RESIDENTIAL				SUMMARY		
23	13	OWNER	RECORD OF OWNERSHIP Friscia, Richard & Barbara						TWO FAMILY		SEASONAL				13	LAND	67,700
									APARTMENT		OTHER		20	BLDGS.	32,600		
														NEIGHBORHOOD			20
			DATE	BK	PG	RET ST							18	LAND	67,700		
			10/10/2011	4986	338		2026 - Land + 65% Bldg - 6%						20	BLDGS.	33,300		
													20	TOTAL	101,000		
													26	LAND	111,700		
													20	BLDGS.	40,600		
													20	TOTAL	152,300		
													20	LAND			
													20	BLDGS.			
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													20	LAND			
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Some words & brush (shallow)

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				6 FLOORS			
CONCRETE				B	1	2	3
CONC BLOCK				G	F	P	
CONC SLAB							
BRICK OR STONE							
PIERS	✓	5.115					
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				B	1	2	3
STUDS				G	F	P	
3 WALLS				7 INTERIOR FINISH			
DOUBLE SIDING	✓						
SINGLE SIDING							
SHINGLES							
CONC BLOCK							
FACE BRK ON							
SOLID COM BRK							
INSULATION							
ATTIC ONLY							
ROOFING				8 HEATING			
ASPH SHINGLES							
WOOD SHINGLES	✓						
METAL							
ROLL ROOFING							
ROOF TYPE				9 PLUMBING			
GABLE	✓	FLAT					
HIP		MANSARD					
GAMBREL							
4 LIGHTING				10 NO PLUMBING			
NO ELEC							
OUTLETS							
WIRING							
5 FIREPLACES				11 NO PLUMBING			
# OF STACKS							
FIREPLACE STACK							
FIREPLACE							
HEARTH	Stone	Est					
NO OF ROOMS							
BSMT	1ST						
2ND	3RD						
INT LAYOUT							

YEAR		COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		
COMPUTATIONS		
UNIT	AMOUNT	
556 SF	46288	
BSMT AREA	- 3780	
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES	445	+ 1080
FLOORS		
ATTIC		+ 3780
INT FINISH		
HEATING		- 1668
PLUMBING		
TOTAL	45700	
ADDITIONS & PCHS		
120 (6P) SF	+ 700	
2129 (10P) SF	+ 2916	
3 SF		
4 SF		
5 SF		
6 SF		
7 SF		
8 SF		
9 SF		
TOTAL	49316	
FACTOR	82	
FIN BSMT	40.439	
2026 - 6%	- 2426	
REPL VALUE	38.013	
OCCUPANCY	CONSTRUCTION	SIZE
Camp	15'6" x 18'6" P	SK
OUT BLDGS.		
1 Garage	15'6" x 18'6" P	20x40
2 AH Sled	15'6" x 18'6" P	20x20
3 Canopy	open Fr	8x12
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		1. BUYER	3. DECL.	LISTED
10-10-11		1 (2) 3	87000	2. SELLER	4. AGENT	MEAS
				1 2 3 4		PRICED
INTERIOR CONDITION COMPARED TO EXTERIOR			+	=	-	REV'D.
OBsolescence FACTORS						
SURPLUS CAPACITY		ENCROACHMENTS	PLUMB & HEAT	UNFINISHED		10 DASH 10
STYLE	COMM. LOCATION	ECONOMIC			DASH 1000 10	
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD
Camp	15'6" x 18'6" P	SK	556	D		F
OUT BLDGS.						
1 Garage	15'6" x 18'6" P	20x40	800	D-10		21,648
2 AH Sled	15'6" x 18'6" P	20x20	160	14.20		2722
3 Canopy	open Fr	8x12	96	SV		
4						
5						
6						
7						
8						
REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE		
38.013	30	26.609		26.609		
21,648	35	14,071	10	12,664		
2722	25	1704	25	1278		
		SV		NU		
TOTAL VALUE BUILDINGS						
40,551						

