

			Oak Point						SINGLE FAMILY		RESIDENTIAL		SUMMARY				
MAP	LOT	ROAD							TWO FAMILY		SEASONAL		13	LAND	69,900		
4	14 & 15	OWNER							APARTMENT		OTHER		20	BLDGS.	37,400		
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST							20	TOTAL	109,300		
(Keays Nominee Trust)				2897	301		2026- Land + 15% Dlgs - 6%						20	LAND	80,400		
Keays Family Trust % Janith Bergeron Trustee			8-10-15										20	BLDGS.	37,000		
													20	TOTAL	117,400		
													20	LAND			
													20	BLDGS.			
													20	TOTAL			
													20	LAND			
													20	BLDGS.			
													20	TOTAL			
													20	LAND			
													20	BLDGS.			
													20	TOTAL			
			INTERIOR INSPECTED	YES	NO-EST	DATE	9-13-12						20	LAND			
															20	BLDGS.	
															20	TOTAL	
			REMARKS:												20	LAND	
															20	BLDGS.	
															20	TOTAL	
															20	LAND	
															20	BLDGS.	
															20	TOTAL	
LAND VALUATION											LAND FACTORS						
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS			PLUS						
HOUSE LOT								VACANCY			COMM. INFL.						
BASE								SEMI-IMP			OTHER						
FRONT ACRES								TOPOGRAPHY									
ACREAGE								ACCESS			50						
TILLABLE								R/W									
PASTURE								SIZE			75						
WOODLAND								SHAPE									
WASTE								USE									
TOTAL								X F			17						
LOT COMPUTATIONS											OTHER FACTORS						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL			PAVED ROAD						
200 EF	200	600-	1.00	600-	120,000	17/50	49800	ROUGH			GRAVEL ROAD						
228 EF	201	600-	1.00	600-	136800	75/50	17100	ROLLING			TOWN WATER Lak						
428 EF						Septic	3000	SWAMPY			DRILLED WELL						
LOCATION											AREA TRENDS						
G F P				IMPROVING		STATIC		DECLINED		69900							
						2026 + 15%		80,385									

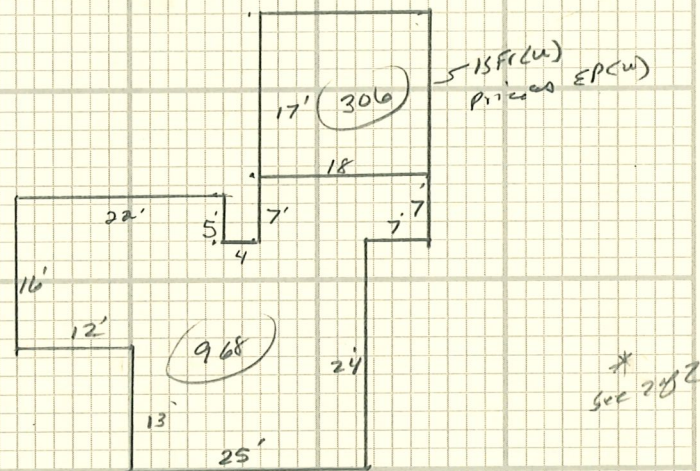


CONSTRUCTION

REMODELING DATA

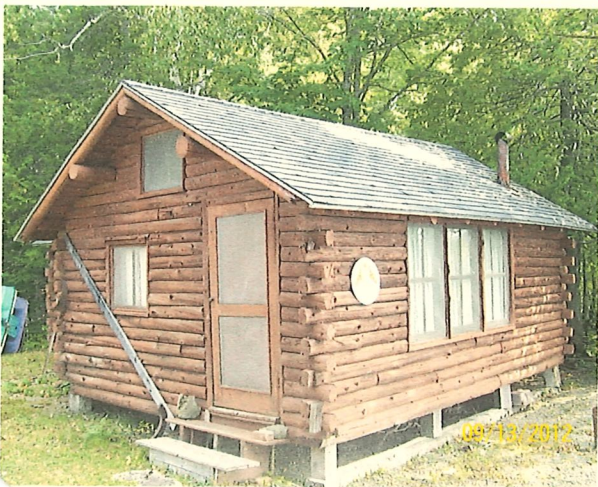
SKETCH

CONSTRUCTION										REMODELING DATA									
1 FOUNDATION				G	F	P	6 FLOORS				YEAR				COST				
CONCRETE											STRUCTURAL								
CONC BLOCK							CONCRETE				KITCHEN								
CONC SLAB							EARTH				ELECTRICAL								
BRICK OR STONE							PINE <i>WALL</i>				PLUMBING								
PIERS							HARDWOOD				HEATING								
2 BASEMENT							INLAID												
FULL HR							W/W CARPET				COMPUTATIONS								
1/4 1/2 3/4							CERAMIC				UNIT				AMOUNT				
FIN BSMT AREA							SINGLE				968 SF				63788				
BSMT GAR											BSMT AREA				- 4840				
FRAMING							ATTIC FLR & STAIRS				WALLS								
FLR JOISTS											INSULATION								
X O/C							7 INTERIOR FINISH				ROOFING								
BEAMS & COL											LIGHTING				- 1403				
STUDS							PLASTER				FIREPLACES				+ 2870				
3 WALLS							DRYWALL				FLOORS								
DOUBLE SIDING <i>LOS</i>							PANEL <i>LOS</i>				ATTIC								
SINGLE SIDING							KNOTTY PINE				INT FINISH								
SHINGLES							WALLBOARD				HEATING				- 2904				
CONC BLOCK							UNFIN				PLUMBING								
FACE BRK ON							FINISH ATTIC AREA				TOTAL				57511				
SOLID COM BRK											ADDITIONS & PCHS								
INSULATION							8 HEATING				1 306 (15F(u) SF				+ 7780				
ATTIC ONLY							HOT AIR <i>WOOD</i>				2 SF								
ROOFING							HOT WATER/VAPOR				3 SF								
ASPH SHINGLES							STEAM				4 SF								
WOOD SHINGLES							AIR COND				5 SF								
METAL							PIPELESS FURN				6 SF								
ROLL ROOFING							FLOOR FURN				7 SF								
ROOF TYPE							AUTO OIL BURNER				8 SF								
GABLE <i>✓</i> FLAT							GAS				TOTAL				65291				
HIP							ELECTRIC				FACTOR -10				74				
GAMBREL							NO HEATING				FIN BSMT								
4 LIGHTING							UNIT HTRS				2036 - 6% 2899								
NO ELEC											REPL VALUE				45,416				
OUTLETS							9 PLUMBING				OCCUPANCY				CONSTRUCTION				
WIRING							BATHROOM				OUT BLDGS.				15609/P				
5 FIREPLACES							TOILET ROOM				1 SLD				KFR				
# OF STACKS							WATER CLOSET				2				8X12				
FIREPLACE STACK							LAVATORY				3				96				
FIREPLACE							STALL SHOWER				4				SV				
HEARTH							KITCHEN SINK				5								
NO OF ROOMS							AUTO WATER HEATER				6								
BSMT 1ST							NO PLUMBING				7								
2ND 3RD											8								
INT LAYOUT																			



SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM		DATE LISTED	
DATE		TYPE		SALE		SOURCE		DATE LISTED					
MO.	YR.	1. LAND 2. L & B 3. BLDG		PRICE		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			
15609/P		SK		968		D-10				45,416		30	
31,791		31,791		31,791									
306		306		306									
4,924		4,924		4,924									
TOTAL VALUE BUILDINGS													

TOTAL VALUE BUILDINGS 37,015

[illegible]

CONSTRUCTION

REMODELING DATA

SKETCH

CONSTRUCTION													REMODELING DATA		SKETCH												
1 FOUNDATION				G	F	P	6 FLOORS				YEAR		COST														
CONCRETE								B	1	2	3	G	F	P	STRUCTURAL												
CONC BLOCK							CONCRETE									KITCHEN											
CONC SLAB							EARTH									ELECTRICAL											
BRICK OR STONE							PINE									PLUMBING											
PIERS							HARDWOOD									HEATING											
2 BASEMENT							INLAID																				
FULL HR							W/W CARPET									COMPUTATIONS											
1/4 1/2 3/4							CERAMIC									UNIT											
FIN BSMT AREA							SINGLE									285 SF		25650									
BSMT GAR																BSMT AREA		-1425									
FRAMING							ATTIC FLR & STAIRS									WALLS											
FLR JOISTS																INSULATION											
X O/C							7 INTERIOR FINISH									ROOFING		-414									
BEAMS & COL								B	1	2	3	G	F	P	LIGHTING												
STUDS							PLASTER									FIREPLACES											
3 WALLS							DRYWALL									FLOORS											
DOUBLE SIDING							PANEL									ATTIC											
SINGLE SIDING							KNOTTY PINE									INT FINISH		-855									
SHINGLES							WALLBOARD									HEATING		-3000									
CONC BLOCK							UNFIN									PLUMBING											
FACE BRK ON							FINISH ATTIC AREA									TOTAL		19956									
SOLID COM BRK																ADDITIONS & PCHS											
INSULATION							8 HEATING									1 SF											
ATTIC ONLY							HOT AIR									2 SF											
ROOFING							HOT WATER/VAPOR									3 SF											
ASPH SHINGLES							STEAM									4 SF											
WOOD SHINGLES							AIR COND									5 SF											
METAL							PIPELESS FURN									6 SF											
ROLL ROOFING							FLOOR FURN									7 SF											
ROOF TYPE							AUTO OIL BURNER									8 SF											
GABLE							GAS									9 SF											
HIP							ELECTRIC									TOTAL		19956									
GAMBREL							NO HEATING									FACTOR		50									
4 LIGHTING							UNIT HTRS									FIN BSMT											
NO ELEC																											
OUTLETS																											
WIRING																											
5 FIREPLACES							9 PLUMBING									OCCUPANCY		CONSTRUCTION									
# OF STACKS							BATHROOM									SIZE		AREA									
FIREPLACE STACK							TOILET ROOM									GRADE		AGE									
FIREPLACE							WATER CLOSET									REMOD		COND									
HEARTH							LAVATORY									REPL VAL		PHYS DEP									
NO OF ROOMS							STALL SHOWER									PHYS VAL		OBSOL.									
BSMT							KITCHEN SINK									SOUND VALUE											
1ST							AUTO WATER HEATER																				
2ND							NO PLUMBING																				
3RD																											
INT LAYOUT																											

DATE		TYPE		SALE		SOURCE		DATE LISTED	
MO.	YR.	1. LAND	2. L & B	PRICE	1. BUYER	3. DECL.	2. SELLER	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					
2036 - 6%		-599		9379					

OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
Camp	15609	SK	285	E				9379	30	6,565	25	4,924
OUT BLDGS.												
1												
2												
3												
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 4,924