

MAP 4	LOT 24	ROAD Oak Point	SINGLE FAMILY	RESIDENTIAL	SUMMARY
		OWNER	TWO FAMILY	SEASONAL	
			APARTMENT	OTHER	
				NEIGHBORHOOD	20 BLDGS. -
					20 TOTAL 163,300

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
Konefal, Robert G. & Catherine	12/15/2010	4897	125	
NELSON, GARRY + DEBBIE	1/28/21	6123	300	

LAND	
BLDGS.	
TOTAL	
LAND	
BLDGS.	
TOTAL	
LAND	
BLDGS.	
TOTAL	
LAND	
BLDGS.	
TOTAL	
LAND	
BLDGS.	
TOTAL	
LAND	
BLDGS.	
TOTAL	

INTERIOR INSPECTED	YES	NO-EST	DATE
REMARKS:	L/O Contingent to 16+23 (for same) 1500' usable frontage		

LAND	
BLDGS.	
TOTAL	
LAND	
BLDGS.	
TOTAL	
LAND	
BLDGS.	
TOTAL	

LAND VALUATION							LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS	PLUS
HOUSE LOT								VACANCY	COMM. INFL.
BASE Frontage	10.33		500 below					SEMI-IMP	OTHER
FRONT ACRES								TOPOGRAPHY	15 Weedy & low water
ACREAGE								ACCESS	50
TILLABLE								R/W	
PASTURE								SIZE	75
WOODLAND	92.74		500	46370			46370	SHAPE	
WASTE	44		75	3300			3300	USE	
TOTAL	150 ±								

LOT COMPUTATIONS								OTHER FACTORS		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD	
200	300	600	110	660	132000	50/15	52100	ROUGH	GRAVEL ROAD	
500	300	600	110	660	330000	50/15	35062	ROLLING	TOWN WATER	
800	300	600	110	660	528000	50/15	22440	SWAMPY	DRILLED WELL	
								HIGH	DUG WELL	
								LOW	TOWN SEWER	

1500 LOCATION	AREA TRENDS	163272
G F P	IMPROVING	STATIC
		DECLINED

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION	G	F	P	6 FLOORS
CONCRETE				B 1 2 3 G F P
CONC BLOCK				CONCRETE
CONC SLAB				EARTH
BRICK OR STONE				PINE
PIERS				HARDWOOD
2 BASEMENT				INLAID
FULL HR				W/W CARPET
1/4 1/2 3/4				CERAMIC
FIN BSMT AREA				SINGLE
BSMT GAR				
FRAMING				ATTIC FLR & STAIRS
FLR JOISTS				
X O/C				7 INTERIOR FINISH
BEAMS & COL				B 1 2 3 G F P
STUDS				PLASTER
3 WALLS				DRYWALL
DOUBLE SIDING				PANEL
SINGLE SIDING				KNOTTY PINE
SHINGLES				WALLBOARD
CONC BLOCK				UNFIN
FACE BRK ON				FINISH ATTIC AREA
SOLID COM BRK				
INSULATION				8 HEATING
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
HIP	MANSARD			ELECTRIC
GAMBREL				NO HEATING
4 LIGHTING				UNIT HTRS
NO ELEC				
OUTLETS				9 PLUMBING
WIRING				BATHROOM
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				

STRUCTURAL	YEAR	COST
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		
COMPUTATIONS		
UNIT	AMOUNT	
SF		
BSMT AREA		
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		
TOTAL		
ADDITIONS & PCHS		
1 SF		
2 SF		
3 SF		
4 SF		
5 SF		
6 SF		
7 SF		
8 SF		
9 SF		
TOTAL		
FACTOR		
FIN BSMT		
REPL VALUE		
OCCUPANCY	CONSTRUCTION	SIZE
AREA	GRADE	AGE
REMOD	COND	REPL VAL
PHYS DEP	PHYS VAL	OBSOL.
SOUND VALUE		
OUT BLDGS.		
1		
2		
3		
4		
5		
6		
7		
8		

SKETCH												
[Grid Area]												
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	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
TOTAL VALUE BUILDINGS												