Map/Lot: U02-039
Account: 1351 Card: 1 of 1 Location: 71 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/11/2023
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4575P0316		
Reference 2	U-02-039/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14				Land Total		139,425

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	775 Sqft	Grade B 100	Base	178,235
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-11,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,164
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	GOOD	GOOD	Above Average	Typical	168,896

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	126,672

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	130	D 100	856	Fair	52%	100%	100%	445
ONE STORY FRAME 1,934 SFLA	2005	384	C 100	30,125	Avg.	91%	100%	100%	27,414
						Outbuilding Total			27,859

Accpt Land	139,400	**Accepted Bldg**	154,500	**Total**	293,900

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/11/2023
Sale Price	1,650,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3890P0143 B4367P0198
Reference 2	U-08-003/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
1.57	Acres-Waterfront Rear	16,250.00	25,513	100%		25,513
Total Acres 2.57					Land Total	320,826

Dwelling Description **Replacement Cost New**

Colonial	Two Story	989 Sqft	Grade AA100	Base	306,565
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15				
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	19,809
Attic	Floor & Stairs			Attic	3,265
FirePlaces	2			Fireplace	13,209
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1889	0	GOOD	GOOD	Good	Typical	342,848

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	274,278

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1889	552	AA100	121,516	Good	80%	100%	100%	97,213
Open Frame Porch	1889	160	AA100	6,721	Good	80%	100%	100%	5,377
ONE STORY FRAME	1889	650	AA100	79,039	Good	80%	100%	100%	63,231
1.75 ST BARN....	1889	1200	AA100	112,738	Good	80%	100%	100%	90,190
Wood Deck	1889	64	AA100	1,556	Good	80%	100%	100%	1,245
Unfinished Attic	1889	552	AA100	4,664	Good	80%	100%	100%	3,731
3,732 SFLA							Outbuilding Total		260,987

Accpt Land	320,800	**Accepted Bldg**	535,300	**Total**	856,100

Neighborhood	SOUTHEAST
Zoning/Use	INDUSTRIAL-OLD FERRY RD
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	B4772P0208
Reference 2	R-8-6/2
Tran/Land/Bldg	0 3 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
6.00	Acres-Industrial Prime	47,687.50	286,125	100%		286,125
6.96	Acres-Industrial 1-20	4,750.00	33,060	100%		33,060
Total Acres 13.96				Land Total		366,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN STEEL.....	2005	34440	B 95	1,047,209	Avg+	96%	100%	100%	1,005,321
OFFICE MEZZ	2005	4760	B 95	238,131	Avg.	91%	100%	100%	216,699
COV LOAD DOCK...	2005	90	B 95	2,091	Avg.	91%	100%	100%	1,903
COV LOAD DOCK...	2005	90	B 95	2,091	Avg.	91%	100%	100%	1,903
COV LOAD DOCK...	2005	90	B 95	2,091	Avg.	91%	100%	100%	1,903
COV LOAD DOCK...	2005	90	B 95	2,091	Avg.	91%	100%	100%	1,903
COV LOAD DOCK...	2005	90	B 95	2,091	Avg.	91%	100%	100%	1,903
CONCRETE PLATFRM	2005	81	B 95	531	Avg.	91%	100%	100%	483
CONCRETE PLATFRM	2005	120	B 95	788	Avg.	91%	100%	100%	717
MEZZANINE.....	2005	740	B 95	12,125	Avg.	91%	100%	100%	11,034
						Outbuilding Total			1,243,769

Accpt Land	366,900	**Accepted Bldg**	1,243,800	**Total**	1,610,700

Neighborhood	SOUTHEAST
Zoning/Use	INDUSTRIAL-OLD FERRY RD
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	R-8-6/2
Tran/Land/Bldg	0 3 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MEZZANINE.....	2005	740	B 100	12,765	Avg+	96%	100%	100%	12,254
PAVING.....	2005	37000	C 100	78,440	Avg.	91%	50%	100%	35,690
SPRINKLERS/00...	2005	39200	B 100	478,976	Avg+	96%	50%	100%	229,908
MEZZANINE.....	2005	17220	B 100	297,025	Avg+	96%	100%	100%	285,144
MEZZANINE.....	2005	400	B 100	6,900	Avg+	96%	100%	100%	6,624
MEZZANINE.....	2005	400	B 100	6,900	Avg+	96%	100%	100%	6,624
Frame Shed	2012	120	B 100	1,055	Avg+	97%	100%	100%	1,023
							Outbuilding Total		577,267

Accpt Land	0	**Accepted Bldg**	577,300	**Total**	577,300

Neighborhood	SOUTHEAST
Zoning/Use	INDUSTRIAL-OLD FERRY RD
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	R-8-6/2
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Ave "S" Laboratory	2014	28792	C 100	7,627,439	Avg.	92%	100%	100%	7,017,244
OFFICE MEZZ	2014	5160	B 95	258,143	Avg.	92%	100%	100%	237,492
MEZZANINE.....	2014	3563	B 95	58,385	Avg.	92%	100%	100%	53,714
SPRINKLERS/00...	2014	33532	B 95	389,235	Avg.	92%	50%	100%	179,048
CONCRETE PLATFRM	2014	1137	B 95	7,466	Avg.	92%	100%	100%	6,869
PAVING.....	2014	20462	C 100	43,379	Avg.	92%	100%	100%	39,909
							Outbuilding Total		7,534,276

Accpt Land	0	**Accepted Bldg**	7,534,300	**Total**	7,534,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	366,900	1,243,800	1,610,700	366,900	1,243,800	1,610,700
2	0	577,300	577,300	0	577,300	577,300
3	0	7,534,300	7,534,300	0	7,534,300	7,534,300
TOTAL	366,900	9,355,400	9,722,300	366,900	9,355,400	9,722,300

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/30/2012
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4529P0188		
Reference 2	U-15-002/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.17	Acres-Commercial 1-20	15,875.00	18,574	100%		18,574
Total Acres 2.17				Land Total		176,949

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1969	2821	D 100	243,506	Avg.	73%	100%	100%	177,759
STORE FRAME.....	0	1245	D 100	107,468	Avg.	65%	100%	100%	69,854
Open Frame Porch	0	128	D 100	3,032	Avg.	65%	100%	100%	1,971
Open Frame Porch	0	105	D 100	2,532	Avg.	65%	100%	100%	1,646
						Outbuilding Total			251,230

Accpt Land	176,900	**Accepted Bldg**	251,200	**Total**	428,100

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/25/2016
Sale Price	964,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4298P0045		
Reference 2	U-03-020/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	2012	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.70	Acres-HS Size Adj	13,750.00	9,625	100%		9,625
7.00	Acres-FARM MIXWOOD	393.00	2,751	100%		2,751
1.20	CRPLN-CROPLAND	500.00	600	100%		600
0.93	EDIBL-HORTICULTURAL-ED	562.50	523	100%		523
0.22	ORNMT-HORTICULTURAL-OR	687.50	151	100%		151
2.65	Acres-Wasteland	75.00	199	100%		199
Total Acres 12.70				Land Total		151,349

Dwelling Description

Modern/Contemp.	One & 1/2 Story	836 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	BRICK/STONE	Masonry Trim	None	Base	189,437
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,959
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,202
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Good	Typical	174,276

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	170,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2010	54	B 100	1,901	Avg.	92%	100%	100%	1,749
Frame Shed	2010	192	B 100	1,689	Avg.	92%	100%	100%	1,554
Open Frame Porch	2011	180	B 100	5,569	Avg.	92%	100%	100%	5,123
Patio	2011	180	B 100	2,195	Avg.	92%	100%	100%	2,019
Frame Shed	2011	192	B 100	1,689	Avg.	92%	100%	100%	1,554
1,254 SFLA						Outbuilding Total			11,999

Accpt Land	151,300	**Accepted Bldg**	182,800	**Total**	334,100

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/25/2016
Sale Price	964,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4298P0045		
Reference 2	U-03-020/00 0000000000		
Tran/Land/Bldg	8 0 0		
FARM LAND	2012	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Secondary Site	68,750.00	68,750	100%		68,750
0.50	Acres-Secondary Site-size	6,875.00	3,438	100%		3,438
Total Acres 0.50					Land Total	72,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	2012	1920	A 100	96,215	Avg+	97%	100%	100%	93,329
Open Frame Porch	2012	180	A 100	6,489	Avg+	97%	100%	100%	6,294
Patio	2012	740	A 100	9,734	Avg+	97%	100%	100%	9,442
1SFr Overhang	2012	120	A 100	12,615	Avg.	92%	100%	100%	11,606
1SFr Overhang	2012	120	A 100	12,615	Avg.	92%	100%	100%	11,606
ONE STORY FRAME	2012	440	A 100	46,254	Avg+	97%	100%	100%	44,866
Frame Shed	2012	8	A 100	82	Avg+	97%	100%	100%	80
1,934 SFLA							Outbuilding Total		177,223

Accpt Land	72,200	**Accepted Bldg**	177,200	**Total**	249,400

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	151,300	182,800	334,100	151,300	182,800	334,100
2	72,200	177,200	249,400	72,200	177,200	249,400
TOTAL	223,500	360,000	583,500	223,500	360,000	583,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/08/2014
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4817P0041		
Reference 2	U-01-106/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.39	Acres-HS Size Adj	13,750.00	5,363	100%		5,363
Total Acres 0.39					Land Total	142,863

Dwelling Description

				Replacement Cost New	
Colonial	Two & 1/2 Story	1,140 Sqft	Grade B 100	Base	278,564
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-8,145
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	8	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-582
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Fair	Typical	282,901

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	118,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	182	B 100	16,419	Fair	42%	100%	100%	6,896
TWO STORY FRAME	1950	255	B 100	37,496	Fair	42%	100%	100%	15,748
ONE STORY FRAME	1950	189	B 100	17,051	Fair	42%	100%	100%	7,161
Wood Deck	1990	69	B 100	1,228	Fair	42%	100%	100%	516
Frame Garage	1950	384	C 100	15,150	Fair	42%	100%	100%	6,363
1.25 ST GARAGE..	1950	432	C 100	24,989	Fair	42%	100%	100%	10,495
Encl Frame Porch	1950	144	B 100	7,276	Fair	42%	100%	100%	3,056
Encl Frame Porch	1950	16	B 100	1,269	Fair	42%	100%	100%	533
3,731 SFLA							Outbuilding Total		50,768

Accpt Land	142,900	**Accepted Bldg**	169,600	**Total**	312,500

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/06/2017
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B1999P0264		
Reference 2	U-01-066/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	120%		262,500
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09				Land Total		264,469

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,110 Sqft	Grade C 110	Base	217,629
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-6	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	23,430
Attic	Full Finished			Attic	17,885
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2017	TYPICAL	TYPICAL	Excellent	Typical	258,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	233,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1990	16	C 100	1,104	Exc.	96%	100%	100%	1,060
Wood Deck	2017	128	C 110	2,002	Avg.	92%	100%	100%	1,842
Wood Deck	2017	240	C 110	3,572	Avg.	92%	100%	100%	3,286
Wood Deck	2017	360	C 110	5,255	Avg.	92%	100%	100%	4,835
2,220 SFLA						Outbuilding Total			11,023

Land	224,300	**Bldg Override**	207,000	**Total**	431,300

Map/Lot: R09-007-009
Account: 2761 Card: 1 of 1 Location: 179 YOUNG'S POINT ROAD

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/13/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
1.90	Acres-Waterfront Rear	16,250.00	30,875	100%		30,875
Total Acres 2.90				Land Total		305,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfin Basement	2022	1762	B 100	10,131	Avg.	92%	100%	100%	9,321
						Outbuilding Total			9,321

Accpt Land 305,900 **Accepted Bldg** 9,300 **Total** 315,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/17/2014
Sale Price	141,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4800P0132		
Reference 2	U-02-064/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.18	Acres-Influence W Size Adj	21,875.00	3,938	100%		3,938
Total Acres 0.18				Land Total		222,688

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	672 Sqft	Grade B 100	Base	151,517
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	Full Finished			Attic	13,333
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Average	Typical	169,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	110,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1860	12	B 100	679	Avg.	65%	100%	100%	441
1 & 1/2 STORY FR	1860	392	B 100	44,555	Avg.	65%	100%	100%	28,961
ONE STORY FRAME	1860	68	B 100	6,135	Avg.	65%	100%	100%	3,988
2.00 ST BARN....	1860	735	C 100	59,084	Avg.	65%	100%	100%	38,405
2,000 SFLA						Outbuilding Total			71,795

Accpt Land	222,700	**Accepted Bldg**	182,100	**Total**	404,800

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/04/2021
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4347P0073		
Reference 2	R-05-026/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.36	Acres-Commercial Size Adj	4,750.00	1,710	100%		1,710
2.38	Acres-Rear Land 1-10	2,500.00	5,950	100%		5,950
Total Acres 2.74				Land Total		55,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1959	4648	D 100	401,212	Fair	46%	100%	100%	184,558
APT	1959	1288	D 100	73,689	Fair	46%	100%	100%	33,897
Frame Shed	1959	504	D 100	3,315	Fair	46%	100%	100%	1,525
Encl Frame Porch	1959	16	D 100	949	Fair	46%	100%	100%	437
Wood Deck	1959	64	D 100	864	Fair	46%	100%	100%	397
PAVING.....	1959	5000	C 100	10,600	Avg.	68%	50%	100%	3,604
Frame Shed	1999	72	E 100	408	Fair	68%	100%	100%	277
							Outbuilding Total		224,695

Accpt Land	55,300	**Accepted Bldg**	224,700	**Total**	280,000

Map/Lot: R05-026
Account: 586 Card: 2 of 2 Location: 475 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/04/2021
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2058P0156		
Reference 2	R-05-026/00 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Dwelling Description

Double Wide	One Story	1,596 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	114,676
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,272
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,436
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Inadeq.	97,632

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	99%	100%	86,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	72	C 100	1,105	Avg.	88%	100%	100%	972
Frame Shed	1998	48	D 100	316	Avg.	88%	100%	100%	278
Wood Deck	1998	50	C 100	825	Avg.	88%	100%	100%	726
1,596 SFLA						Outbuilding Total			1,976

Accpt Land	0	**Accepted Bldg**	89,000	**Total**	89,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	55,300	224,700	280,000	55,300	224,700	280,000
2	0	89,000	89,000	0	89,000	89,000
TOTAL	55,300	313,700	369,000	55,300	313,700	369,000

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/19/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4612P0252		
Reference 2	U-01-036/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.79	Acres-Commercial Size Adj	11,875.00	9,381	100%		9,381
Total Acres 0.79					Land Total	145,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	1800	2622	A 110	257,109	Avg.	65%	80%	100%	133,697
APT	1800	2622	A 110	257,109	Avg.	65%	80%	100%	133,697
APT	1800	1048	A 110	102,766	Avg.	65%	80%	100%	53,438
Unfin Basement	1800	2622	A 110	54,736	Avg.	65%	80%	100%	28,462
Open Frame Porch	2020	120	A 110	4,900	Avg.	92%	80%	100%	3,606
APT	1967	1280	A 110	125,515	Avg.	72%	80%	100%	72,297
APT	1967	480	A 110	47,068	Avg.	72%	80%	100%	27,111
OFFICE WOOD.....	1967	1219	A 110	119,534	Avg.	72%	80%	100%	68,851
								Outbuilding Total	521,159

Accpt Land	145,400	**Accepted Bldg**	521,200	**Total**	666,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/21/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2059P0277		
Reference 2	U-18-005/24 0000000000		
Tran/Land/Bldg	9 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.71	Acres-HS Size Adj	4,125.00	2,929	100%		2,929
Total Acres 0.71					Land Total	44,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	0	560	C 100	31,144	Avg-	57%	100%	100%	17,752
								Outbuilding Total	17,752

Accpt Land	44,200	**Accepted Bldg**	17,800	**Total**	62,000

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/29/2016
Sale Price	316,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2039P0294		
Reference 2	U-01-084/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.06	Acres-Commercial Size Adj	11,875.00	713	100%		713
Total Acres 0.06					Land Total	227,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	39	C 100	1,274	Avg.	65%	100%	100%	828
Open Frame Porch	0	88	C 100	2,514	Avg.	65%	100%	100%	1,634
BSMT UNFINISHED.	0	1640	D 100	16,939	Avg.	65%	100%	100%	11,010
STORE FRAME.....	0	1880	C 100	188,698	Avg.	65%	100%	100%	122,654
APT	0	1840	C 100	122,407	Avg.	65%	100%	100%	79,565
APT	0	1640	C 100	109,102	Avg.	65%	100%	100%	70,916
								Outbuilding Total	286,607

Accpt Land	227,300	**Accepted Bldg**	286,600	**Total**	513,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	05/01/2000
Sale Price	16,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2566P0045 05/00		
Reference 2	R-01-033/B0 SER#12236834		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		49,750

Dwelling Description

Double Wide	One Story	1,296 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	93,121
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,838
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	81,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	72,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	360	C 100	4,778	Avg.	89%	100%	100%	4,252
Frame Shed	2000	140	C 100	1,071	Avg.	89%	100%	100%	953
Frame Garage	2001	672	C 100	23,350	Avg.	89%	100%	100%	20,782
Frame Shed	2003	448	C 100	3,428	Avg.	90%	100%	100%	3,085
1,296 SFLA						Outbuilding Total			29,072

Accpt Land	49,800	**Accepted Bldg**	102,000	**Total**	151,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	No Street

Sale Data

Sale Date	01/24/2023
Sale Price	351,824
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4143P0147		
Reference 2	R-05-058/D0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,512 Sqft	Grade C 100	Base	176,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	181,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	166,628

Accpt Land	50,600	**Accepted Bldg**	166,600	**Total**	217,200

Map/Lot: R01-040-001
Account: 2033 Card: 1 of 1 Location: 234 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/25/2022
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	BILL OF SALE 11/25/2022		
Reference 2	R-01-040/01		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2001	14X77	D 100	91,526	Avg.	79%	50%	100%	35,957
Wood Deck	207	128	C 100	1,820	Avg.	65%	100%	100%	1,183
Frame Shed	2002	64	C 100	490	Avg.	90%	100%	100%	441
1,078 SFLA							Outbuilding Total		37,581

Accpt Land	0	**Accepted Bldg**	37,600	**Total**	37,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/22/2021
Sale Price	256,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0623P0315B3649P0260B4674P0228B4699P0
Reference 2	R-05-112/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
Total Acres 1.06					Land Total	44,838

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	561 Sqft	Grade B 95	Base	94,220
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-5,711
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,633
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	86,876

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	65,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1900	216	B 95	30,179	Avg+	75%	100%	100%	22,634
1.75 ST GARAGE..	1900	360	B 95	34,340	Avg+	75%	100%	100%	25,755
Open Frame Porch	2006	196	C 100	5,248	Avg-	82%	100%	100%	4,303
1,220 SFLA							Outbuilding Total		52,692

Accpt Land	44,800	**Accepted Bldg**	117,800	**Total**	162,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/21/2009
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4225P0004 B4761P0167		
Reference 2	R-06-038/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.97	Acres-HS Size Adj	4,500.00	4,365	100%		4,365
Total Acres 0.97				Land Total		49,365

Dwelling Description

				Replacement Cost New	
Ranch	One Story	996 Sqft	Grade C 105	Base	122,326
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	129,781

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	101,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	624	C 105	60,680	Avg.	78%	100%	100%	47,330
Frame Garage	1972	576	C 105	21,648	Avg.	78%	100%	100%	16,885
Frame Garage	1972	850	C 100	28,419	Avg.	75%	100%	100%	21,314
Frame Shed	1972	64	D 100	421	Avg.	75%	100%	100%	316
AB.GR. POOL.....	1972	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	1999	378	B 100	5,759	Avg.	88%	100%	100%	5,068
1,620 SFLA						Outbuilding Total			92,151

Accpt Land	49,400	**Accepted Bldg**	193,400	**Total**	242,800

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/25/2023
Sale Price	537,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3470P0004 (04/05)		
Reference 2	U-12-008/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
2.50	Acres-Commercial 1-20	15,875.00	39,688	100%		39,688
Total Acres 3.50				Land Total		198,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN STEEL.....	1970	4738	C 100	150,976	Avg.	74%	75%	100%	83,792
CANOPY GD.....	1970	240	C 100	5,879	Avg.	74%	75%	100%	3,262
COV LOAD DOCK...	1970	840	C 100	17,871	Avg.	74%	75%	100%	9,919
CANOPY GD.....	1970	405	C 100	9,922	Avg.	74%	75%	100%	5,506
CANOPY GD.....	1970	405	C 100	9,922	Avg.	74%	75%	100%	5,506
Frame Garage	2014	240	C 100	11,049	Avg.	92%	100%	100%	10,165
							Outbuilding Total		118,150

Accpt Land	198,100	**Accepted Bldg**	118,200	**Total**	316,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/26/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0937P0203		
Reference 2	U-18-005/22 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.67	Acres-Rear Land 1-10	2,500.00	1,675	100%		1,675
Total Acres 1.67				Land Total		47,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	124,054
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Above Average	Typical	133,276

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	117,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1981	208	C 100	2,840	Avg+	88%	100%	100%	2,499
1.50 ST GARAGE..	1981	576	C 100	43,210	Avg.	79%	100%	100%	34,136
1,344 SFLA						Outbuilding Total			36,635

Accpt Land	47,100	Accepted Bldg	153,900	Total	201,000

Neighborhood	YOUNG'S POINT W/O WATER
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/17/2019
Sale Price	299,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4579P0289		
Reference 2	R-9-7/F		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	118,750	118,750	50%	Size/Shape	59,375
1.00	Acres-HS Size Adj	11,875.00	11,875	100%		11,875
4.59	Acres-Rear Land 1-10	2,500.00	11,475	100%		11,475
Total Acres 5.59					Land Total	82,725

Dwelling Description

Cape Cod	One & 3/4 Story	1,053 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	195,603
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	200,502

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	80%	100%	147,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2007	240	C 100	3,248	Avg.	92%	100%	100%	2,988
1.25 ST GARAGE..	2017	576	C 100	31,914	Avg.	92%	100%	100%	29,361
1,843 SFLA						Outbuilding Total			32,349

Accpt Land	82,700	**Accepted Bldg**	179,900	**Total**	262,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/11/2013
Sale Price	183,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4687P0280		
Reference 2	U-01-014/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14					Land Total	139,425

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	837 Sqft	Grade B 95	Base	162,985
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,681
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	Floor & Stairs			Attic	1,948
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,246
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1822	0	TYPICAL	TYPICAL	Average	Typical	163,763

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	106,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1822	48	B 95	1,640	Good	80%	100%	100%	1,312
Open Frame Porch	1822	44	B 95	1,530	Good	80%	100%	100%	1,224
Frame Garage	1970	280	C 100	12,189	Avg.	74%	100%	100%	9,020
Wood Deck	2000	92	C 100	1,360	Avg.	89%	100%	100%	1,210
ONE STORY FRAME	1822	261	B 95	22,369	Good	80%	100%	100%	17,895
1,935 SFLA							Outbuilding Total		30,661

Accpt Land	139,400	**Accepted Bldg**	137,100	**Total**	276,500

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/15/2021
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4571P0124		
Reference 2	U-16-006/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.77	Acres-Commercial Size Adj	15,875.00	12,224	100%		12,224
Total Acres 0.77					Land Total	154,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	2013	1292	A 100	70,856	Avg.	92%	100%	100%	65,188
OFFICE WOOD.....	2013	952	C 100	63,333	Avg.	92%	100%	100%	58,266
Frame Shed	2021			- - - - S O U N D V A L U E - - - -					8,000
								Outbuilding Total	131,454

Accpt Land	154,700	**Accepted Bldg**	131,500	**Total**	286,200

Map/Lot: U16-003
Account: 1753 Card: 1 of 1 Location: 10 OXHORN ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/27/2003
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3089P0116 (06/03)		
Reference 2	U-16-003/00 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
1.26	Acres-Commercial 1-20	15,875.00	20,003	100%		20,003
Total Acres 3.26				Land Total		337,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE MAS COM..	1994	3596	C 100	211,788	Avg.	86%	100%	100%	182,138
OFFICE MASONRY..	1994	957	C 100	69,387	Avg.	86%	100%	100%	59,673
PAVING.....	1994	16000	C 100	33,920	Avg.	86%	50%	100%	14,586
Encl Frame Porch	1994	97	C 100	4,410	Avg.	86%	100%	100%	3,793
WAREHOUSE MS....	1994	1584	C 100	81,165	Avg.	86%	100%	100%	69,802
Open Frame Porch	1994	72	C 100	2,109	Avg.	86%	100%	100%	1,814
							Outbuilding Total		331,806

Accpt Land	337,100	**Accepted Bldg**	331,800	**Total**	668,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/12/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0753P0204		
Reference 2	R-03-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%		40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.65	Acres-Rear Land 1-10	2,500.00	4,125	100%		4,125
Total Acres 2.65				Land Total		49,125

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	768 Sqft	Grade C 105	Base	91,629
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,248
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	104,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	72,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2005	112	C 100	856	Avg.	91%	100%	100%	779
Wood Deck	2005	48	C 100	800	Avg.	91%	100%	100%	728
768 SFLA						Outbuilding Total			1,507

Accpt Land	49,100	**Accepted Bldg**	73,900	**Total**	123,000

Map/Lot: R04-010-A22
Account: 2147 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #22

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	02/17/2017
Sale Price	22,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	BILL OF SALE 02/17/2017		
Reference 2	W-022		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	1998	16X76	D 100	104,652	Avg.	73%	50%	100%	38,123
Wood Deck	1999	144	D 100	1,740	Avg-	78%	100%	100%	1,357
1,216 SFLA							Outbuilding Total		39,480

Accpt Land	0	**Accepted Bldg**	39,500	**Total**	39,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/03/2018
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3935P0251 B4282P0218		
Reference 2	R-03-016/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,215 Sqft	Grade B 95	Base	208,141
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-17,671
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-7,066
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	GOOD	Average	Typical	192,712

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	161,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1986	378	B 95	24,782	Avg.	84%	100%	100%	20,817
1,822 SFLA						Outbuilding Total			20,817

Accpt Land	49,500	**Accepted Bldg**	182,700	**Total**	232,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B4716P220
Reference 2	U-02-019/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33				Land Total		117,700

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,616 Sqft	Grade C 105	Base	198,473
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	206,135

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	152,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SGAR/BSMT.....	1962	576	C 105	30,212	Avg.	70%	80%	100%	16,918
Wood Deck	2012	224	C 100	3,044	Avg.	92%	100%	100%	2,800
1,616 SFLA						Outbuilding Total			19,718

Accpt Land	117,700	Accepted Bldg	172,300	Total	290,000

Map/Lot: R06-047-A
Account: 896 Card: 1 of 1 Location: 84 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	05/14/2020
Sale Price	158,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4780P0080		
Reference 2	R-06-047/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.20	Acres-Rear Land 11-20	1,250.00	250	100%		250
Total Acres 1.20				Land Total		41,500

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	960 Sqft	Grade C 105	Base	112,290
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	39,277
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	159,022

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	124,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	200	C 105	2,875	Avg.	78%	100%	100%	2,243
1SFr Overhang	1972	34	C 105	2,801	Avg.	78%	100%	100%	2,185
Frame Garage	1972	576	C 100	20,616	Avg.	75%	100%	100%	15,462
994 SFLA						Outbuilding Total			19,890

Accpt Land	41,500	**Accepted Bldg**	143,900	**Total**	185,400

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/02/2019
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4002P0164		
Reference 2	R-03-069/13 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15				Land Total		38,875

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,144 Sqft	Grade C 105	Base	133,812
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	133,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	121,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	32	C 100	595	Avg.	91%	100%	100%	541
Wood Deck	2004	96	C 105	1,481	Avg.	91%	100%	100%	1,348
1SFr Overhang	2004	12	C 105	989	Avg.	91%	100%	100%	900
1SFr Overhang	2004	24	C 105	1,976	Avg.	91%	100%	100%	1,798
1,180 SFLA						Outbuilding Total			4,587

Accpt Land	38,900	**Accepted Bldg**	126,400	**Total**	165,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/23/2023
Sale Price	390,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2428P0052		
Reference 2	U-01-136/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.26	Acres-HS Size Adj	13,750.00	3,575	100%		3,575
Total Acres 0.26					Land Total	141,075

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	920 Sqft	Grade B 95	Base	182,730
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	10,859
Attic	Floor & Stairs			Attic	2,141
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,568
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	192,162

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	99%	100%	123,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	144	B 95	4,295	Avg.	65%	100%	100%	2,792
Open Frame Porch	1890	68	B 95	2,194	Avg.	65%	100%	100%	1,426
2S Fr Bay Window	1890	27	B 95	3,771	Avg.	65%	99%	100%	2,426
Wood Deck	1990	48	B 95	874	Avg.	65%	100%	100%	568
1,894 SFLA							Outbuilding Total		7,212

Accpt Land	141,100	**Accepted Bldg**	130,900	**Total**	272,000

Map/Lot: R07-039-009
Account: 2052 Card: 1 of 1 Location: 285 BIRCH POINT ROAD LOT #9

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/25/2023
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	BILL OF SALE 11/25/2023		
Reference 2	D-009		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1984	14X70	D 100	84,690	Avg.	50%	50%	100%	21,172
Frame Shed	1984	96	D 100	632	Fair	59%	100%	100%	373
980 SFLA						Outbuilding Total			21,545

Accpt Land	0	**Accepted Bldg**	21,500	**Total**	21,500

Neighborhood	SOUTHWEST		
Zoning/Use	RURAL		
Topography	Level		
Utilities	All Public		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	U-14-01/02		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWER.....	2001	660	C 100	185,500	Avg.	89%	100%	100%	165,095
UTILITY BLDG....	2003	240	C 100	20,564	Avg.	90%	100%	100%	18,508
UTILITY BLDG....	2009	240	C 100	20,564	Avg.	92%	100%	100%	18,919
UTILITY BLDG....	2009	360	C 100	28,196	Avg.	92%	100%	100%	25,940
							Outbuilding Total		228,462

Accpt Land	0	**Accepted Bldg**	228,500	**Total**	228,500

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1517P0153
Reference 2	U-13-002/A0 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.06	Acres-Commercial Prime	158,750	168,275	100%		168,275
Total Acres 2.06				Land Total		326,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE WD....	1975	8616	C 100	401,120	Avg.	76%	75%	100%	228,638
WAREHOUSE WD....	1975	5800	C 100	270,020	Avg.	76%	75%	100%	153,911
Open Frame Porch	1975	242	C 100	6,412	Avg.	76%	75%	100%	3,655
WAREHOUSE WD....	1975	3742	C 100	174,210	Avg.	76%	75%	100%	99,300
WAREHOUSE WD....	1975	1920	C 100	89,386	Avg.	76%	75%	100%	50,950
LOAD DOCK.....	1975	80	C 100	968	Avg.	76%	75%	100%	552
PAVING.....	1975	9600	C 100	20,352	Avg-	67%	50%	100%	6,818
							Outbuilding Total		543,824

Accpt Land 326,700 **Accepted Bldg** 543,800 **Total** 870,500

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Below Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	12/01/2000
Sale Price	31,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2631P0194		
Reference 2	U-13-001/A0 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		62,575

Dwelling Description **Replacement Cost New**

Other	One Story	396 Sqft	Grade E 100	Base	28,792
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,901
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,430
Rooms	0	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	23,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	21,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	1985	980	C 100	3,062	Avg.	81%	100%	100%	2,480
Frame Shed	2018	288	C 100	2,204	Avg.	92%	100%	100%	2,028
396 SFLA						Outbuilding Total			4,508

Accpt Land	62,600	**Accepted Bldg**	26,100	**Total**	88,700

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B2312P0073
Reference 2	U-14-006/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
4.00	Acres-Commercial Prime	158,750	635,000	100%		635,000
7.90	Acres-Commercial 1-20	15,875.00	125,413	100%		125,413
Total Acres 12.90				Land Total		918,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	2004	32480	C 100	3,260,063	Avg.	91%	75%	100%	2,224,993
Open Frame Porch	2004	1568	C 100	39,976	Avg.	91%	75%	100%	27,284
CONCRETE PLATFRM	2004	96	C 100	577	Avg.	91%	75%	100%	394
CONCRETE PLATFRM	2004	96	C 100	577	Avg.	91%	75%	100%	394
CONCRETE PLATFRM	2004	49	C 100	295	Avg.	91%	75%	100%	201
2S Frame Garage	2004	1092	C 100	52,979	Avg.	91%	75%	100%	36,158
OFFICE MEZZ	2004	1120	C 100	51,287	Avg.	91%	75%	100%	35,003
PAVING.....	2004	100500	C 100	213,060	Avg.	91%	50%	100%	96,942
WAREHOUSE ST....	2004	7560	C 100	351,957	Avg.	91%	75%	100%	240,211
Canopy	2016	384	C 100	4,922	Avg.	92%	75%	100%	3,396
						Outbuilding Total			2,664,976

Accpt Land	918,800	**Accepted Bldg**	2,665,000	**Total**	3,583,800

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B2312P0073
Reference 2	U-14-006/00 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	2011	8850	C 100	888,286	Avg.	92%	75%	100%	612,917
WAREHOUSE ST....	2011	2205	C 100	102,655	Avg.	92%	75%	100%	70,832
STORE FRAME.....	2013	1950	C 100	195,725	Avg.	92%	75%	100%	135,050
Frame Garage	2017	312	C 100	13,099	Avg.	92%	100%	100%	12,051
Frame Garage	2017	312	C 100	13,099	Avg.	92%	100%	100%	12,051
WAREHOUSE ST....	2019	1120	C 100	52,141	Avg.	92%	75%	100%	35,978
							Outbuilding Total		878,879

Accpt Land	0	**Accepted Bldg**	878,900	**Total**	878,900

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	918,800	2,665,000	3,583,800	918,800	2,665,000	3,583,800
2	0	878,900	878,900	0	878,900	878,900
TOTAL	918,800	3,543,900	4,462,700	918,800	3,543,900	4,462,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/31/2017
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3598P0059 B4172P0129 B4441P0296		
Reference 2	R-02-004/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	868 Sqft	Grade B 95	Base	153,176
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Above Average	Typical	163,251

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	122,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	252	B 95	7,281	Avg+	75%	100%	100%	5,461
Encl Frame Porch	1850	310	B 95	14,314	Avg+	75%	100%	100%	10,736
Frame Shed	1850	80	C 100	612	Avg-	57%	100%	100%	349
Frame Garage	1900	520	C 100	19,022	Avg.	65%	100%	100%	12,364
1,519 SFLA						Outbuilding Total			28,910

Accpt Land	50,800	**Accepted Bldg**	151,300	**Total**	202,100

Map/Lot: R05-116-B
Account: 769 Card: 1 of 1 Location: 139 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST	**Sale Data**	
Zoning/Use	RURAL	Sale Date	12/01/1998
Topography	Level	Sale Price	74,000
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Paved	Financing	
		Verified	Public Record
		Validity	

Reference 1	B2417P0059		
Reference 2	R-05-116/B0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		44,713

Dwelling Description				**Replacement Cost New**	
Double Wide	One Story	1,736 Sqft	Grade D 100	Base	124,736
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,875
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	108,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	99,843

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1990	96	C 100	735	Avg.	84%	100%	100%	617
Frame Garage	1990	768	C 100	26,084	Avg.	84%	100%	100%	21,911
1,736 SFLA						Outbuilding Total			22,528

Accpt Land	44,700	**Accepted Bldg**	122,400	**Total**	167,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1525P0084
Reference 2	R-03-007/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00					Land Total	72,000

Dwelling Description **Replacement Cost New**

Log	One & 1/2 Story	840 Sqft	Grade B 95	Base	162,240
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Above Average	Typical	162,240

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	147,638

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	212	B 95	6,175	Avg+	91%	100%	100%	5,619
Frame Shed	1991	336	C 100	2,570	Avg.	84%	100%	100%	2,159
1,260 SFLA							Outbuilding Total		7,778

Accpt Land	72,000	Accepted Bldg	155,400	Total	227,400

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1656P0133
Reference 2	R-01-012/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750
Total Acres 18.00				Land Total		83,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	840 Sqft	Grade B 100	Base	163,354
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	340 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,926
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Minimal			Insulation	-2,572
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Above Average	Typical	191,946

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	143,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1982	240	B 100	25,561	Avg+	75%	100%	100%	19,171
1 Story/BASEMENT	1995	425	B 100	45,264	Avg+	75%	100%	100%	33,948
Frame Garage	1973	756	C 100	25,742	Avg.	75%	100%	100%	19,306
Canopy	1973	420	D 100	4,622	Avg.	75%	100%	100%	3,466
Frame Shed	1973	144	D 100	948	Avg.	75%	100%	100%	711
1 ST BARN.....	1973	624	C 100	21,089	Avg.	75%	100%	100%	15,817
1SFr Overhang	1995	20	B 100	1,804	Avg+	75%	100%	100%	1,353
Open Frame Porch	1982	144	B 100	4,521	Avg+	75%	100%	100%	3,391
Patio	1820	342	B 100	3,976	Avg+	75%	100%	100%	2,982
Frame Shed	1820	240	D 100	1,579	Fair	42%	100%	100%	663
1,945 SFLA						Outbuilding Total			100,808

Accpt Land	83,300	Accepted Bldg	244,800	Total	328,100

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1656P0133
Reference 2	R-01-012/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	1820	120	E 100	1,189	Fair	42%	100%	100%	499
1,945 SFLA						Outbuilding Total			499

Accpt Land 0 **Accepted Bldg** 500 **Total** 500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	83,300	244,800	328,100	83,300	244,800	328,100
2	0	500	500	0	500	500
TOTAL	83,300	245,300	328,600	83,300	245,300	328,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1996
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2207P0233 B4817P0034		
Reference 2	R-03-058/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		59,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,148 Sqft	Grade C 105	Base	140,994
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,279
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	136,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	108,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1984	380	C 100	5,032	Avg.	81%	10%	100%	408
Frame Garage	1984	1120	C 100	36,108	Avg.	81%	100%	100%	29,247
1,148 SFLA						Outbuilding Total			29,655

Accpt Land	59,500	Accepted Bldg	137,700	Total	197,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/05/2022
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4692P0171		
Reference 2	R-04-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.54	Acres-Rear Land 1-10	2,500.00	1,350	100%		1,350
Total Acres 1.54					Land Total	50,850

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	728 Sqft	Grade C 105	Base	135,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,176
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	125,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	105,541

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	160	C 105	13,180	Avg.	82%	100%	100%	10,808
Wood Deck	1987	64	D 100	864	Fair	61%	100%	100%	527
1,434 SFLA						Outbuilding Total			11,335

Accpt Land	50,900	Accepted Bldg	116,900	Total	167,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved
Reference 1	MOBILE HOME ONLY
Reference 2	W-027 SER#12234245
Tran/Land/Bldg	9 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1999	14X66	D 100	80,784	Avg.	75%	50%	100%	30,198
Frame Shed	1999			- - - - S O U N D V A L U E - - - -					400
924 SFLA							Outbuilding Total		30,598

Accpt Land 0 **Accepted Bldg** 30,600 **Total** 30,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/13/2006
Sale Price	250,303
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3793P0205		
Reference 2	R-05-116/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
3.21	Acres-Rear Land 1-10	2,500.00	8,025	100%		8,025
Total Acres 4.21					Land Total	83,182

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	208,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,000
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	214,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	210,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	128	C 100	3,526	Avg.	92%	100%	100%	3,244
Wood Deck	2015	286	B 100	4,409	Avg.	92%	100%	100%	4,056
1,960 SFLA						Outbuilding Total			7,300

Accpt Land	83,200	**Accepted Bldg**	217,900	**Total**	301,100

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/11/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2612P0047		
Reference 2	U-01-162/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.79	Acres-HS Size Adj	13,750.00	10,863	100%		10,863
Total Acres 0.79				Land Total		148,363

Dwelling Description **Replacement Cost New**

Other	Two Story	1,149 Sqft	Grade A 105	Base	264,520
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,990
Attic	Full Finished			Attic	23,461
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-574
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1844	0	OLD TYPE	Old Type	Fair	Typical	297,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	124,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1920	532	A 105	84,584	Fair	42%	100%	100%	35,525
Open Frame Porch	1844	21	A 105	1,150	Fair	42%	100%	100%	483
Unfinished Attic	1920	380	A 105	2,914	Fair	42%	100%	100%	1,224
Frame Garage	1920	400	A 105	21,956	Poor	25%	100%	100%	5,489
Open Frame Porch	1920	152	A 105	5,816	Avg-	57%	100%	100%	3,315
AB.GR. POOL.....	2002	0	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2002	192	C 100	2,635	Avg.	90%	100%	100%	2,372
Frame Shed	1920	240	A 105	2,582	Poor	25%	100%	100%	646
3,096 SFLA						Outbuilding Total			50,292

Accpt Land	148,400	**Accepted Bldg**	175,200	**Total**	323,600

Map/Lot: R02-006-B
Account: 183 Card: 1 of 1 Location: 408 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/12/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4716P0243		
Reference 2	R-02-006/B1 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.91	Acres-HS Size Adj	4,500.00	4,095	100%		4,095
Total Acres 0.91				Land Total		49,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1969	96	D 100	1,214	Fair	51%	100%	100%	619
Frame Shed	0	90	D 100	592	Fair	42%	100%	100%	249
14' Mobile Home	1991	14X70	C 100	113,130	Avg-	49%	100%	100%	55,434
SLAB.....	2005	1005	C 100	3,140	Avg-	81%	100%	100%	2,543
980 SFLA							Outbuilding Total		58,845

Accpt Land	49,100	**Accepted Bldg**	58,800	**Total**	107,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	09/13/2013
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4711P0171		
Reference 2	U-13-010/00 0000000000		
Tran/Land/Bldg	9 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.92	Acres-HS Size Adj	3,750.00	3,450	100%		3,450
Total Acres 0.92				Land Total		40,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1976	12X60	C 100	85,896	Avg.	50%	50%	100%	21,474
Encl Frame Porch	1976	96	C 100	4,369	Avg.	50%	50%	100%	1,092
Frame Garage	1976	660	D 100	19,788	Avg-	68%	100%	100%	13,456
720 SFLA							Outbuilding Total		36,022

Accpt Land	41,000	**Accepted Bldg**	36,000	**Total**	77,000

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/03/2017
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0576P0302 B3925P0078		
Reference 2	U-03-028/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
0.33	Acres-Waterfront Rear	16,250.00	5,363	100%		5,363
Total Acres 1.33				Land Total		245,988

Dwelling Description **Replacement Cost New**

Conventional	Two Story	728 Sqft	Grade B 95	Base	144,595
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,694
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-282
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1916	0	OLD TYPE	TYPICAL	Average	Typical	146,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	94,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1916	234	B 95	23,676	Avg.	65%	100%	100%	15,389
Open Frame Porch	1916	161	B 95	4,766	Avg.	65%	100%	100%	3,098
Wood Deck	1916	72	B 95	1,208	Avg.	65%	100%	100%	785
2.00 ST BARN....	1910	484	C 100	41,896	Avg.	65%	100%	100%	27,232
1,690 SFLA						Outbuilding Total			46,504

Accpt Land	246,000	**Accepted Bldg**	141,400	**Total**	387,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/21/2011
Sale Price	111,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4385P0183		
Reference 2	U-23-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 6 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.67	Acres-HS Size Adj	3,750.00	2,513	100%		2,513
Total Acres 0.67					Land Total	40,013

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	920 Sqft	Grade C 105	Base	107,611
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	552 Sqft, Grade C	Basement Gar	None	Fin Bsmt	32,263
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2011	TYPICAL	TYPICAL	Above Average	Typical	144,347

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	124,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	34	C 105	2,801	Avg.	76%	100%	100%	2,129
Frame Garage	1975	720	C 105	25,952	Avg.	76%	100%	100%	19,724
Frame Shed	1975	96	C 100	735	Avg.	76%	100%	100%	559
1.50 ST GARAGE..	2011	484	C 105	38,831	Avg+	97%	100%	100%	37,666
Open Frame Porch	2011	36	C 105	1,258	Avg+	97%	100%	100%	1,220
Open Frame Porch	2011	72	C 105	2,215	Avg+	97%	100%	100%	2,149
Wood Deck	2011	144	C 105	2,125	Avg.	92%	100%	100%	1,955
Wood Deck	2011	80	C 105	1,268	Avg.	92%	100%	100%	1,167
954 SFLA							Outbuilding Total		66,569

Accpt Land	40,000	**Accepted Bldg**	190,700	**Total**	230,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/06/2019
Sale Price	172,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4253P0181		
Reference 2	U-13-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.90	Acres-Rear Land 1-10	2,500.00	2,250	100%		2,250
Total Acres 1.90					Land Total	43,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	936 Sqft	Grade C 105	Base	192,690
Exterior	ALUM/VINYL	Masonry Trim	288Sqft	Trim	1,610
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	203,983

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	157,067

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	84	C 105	6,920	Avg.	77%	100%	100%	5,328
Wood Deck	1970	80	C 105	1,268	Avg.	77%	100%	100%	976
Open Frame Porch	1970	256	C 105	7,105	Avg.	77%	100%	100%	5,471
Frame Garage	1970	546	C 105	20,750	Avg.	77%	100%	100%	15,978
1,956 SFLA							Outbuilding Total		27,753

Accpt Land	43,500	**Accepted Bldg**	184,800	**Total**	228,300

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/18/2018
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B2477P0165		
Reference 2	U-05-020/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	180%	Neighborho	85,838
0.99	Acres-Commercial Size Adj	4,750.00	4,703	100%		4,703
Total Acres 0.99					Land Total	90,541

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,204 Sqft	Grade C 100	Base	143,647
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	152,869

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	73%	100%	100%	111,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1968	392	C 100	30,752	Avg.	73%	100%	100%	22,449
1 Story/BASEMENT	1960	160	C 100	14,818	Avg.	73%	100%	100%	10,817
Wood Deck	2017	160	C 100	2,228	Avg.	92%	100%	100%	2,050
Frame Shed	1988	80	C 100	612	Avg.	83%	100%	100%	508
Wood Deck	2015	48	C 100	800	Avg.	92%	100%	100%	736
1,756 SFLA							Outbuilding Total		36,560

Accpt Land	90,500	Accepted Bldg	148,200	Total	238,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		59,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2022	3600	D 100	91,784	Avg.	92%	100%	100%	84,441
						Outbuilding Total			84,441

Accpt Land	59,500	**Accepted Bldg**	84,400	**Total**	143,900

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1363P0065
Reference 2	R-02-017/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	59,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	768 Sqft	Grade B 100	Base	142,662
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,126
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	152,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	134,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	64	B 100	2,192	Avg.	87%	100%	100%	1,907
1.75 ST GARAGE..	1997	336	B 100	33,738	Avg.	87%	100%	100%	29,352
Frame Shed	1997	96	C 100	735	Avg.	87%	100%	100%	639
1.75 ST GARAGE..	1997	336	B 100	33,738	Avg.	87%	100%	100%	29,352
Unfin Basement	1997	336	B 100	1,932	Avg.	87%	100%	100%	1,681
1.75 Story/BSMT	1997	384	B 100	56,475	Avg.	87%	100%	100%	49,133
Wood Deck	1997	274	C 100	3,681	Avg.	87%	100%	100%	3,202
Wood Deck	2021	192	D 100	2,266	Avg.	92%	100%	100%	2,085
2,016 SFLA							Outbuilding Total		117,351

Accpt Land	59,500	**Accepted Bldg**	251,700	**Total**	311,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1995
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2079P0312 B3915P0147		
Reference 2	R-03-069/A0 0000000000		
Tran/Land/Bldg	4 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	40,500

Dwelling Description

Other	Two Story	620 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	99,457
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,455
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,254
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Above Average	Typical	91,390

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	74,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	432	C 100	33,890	Avg+	82%	100%	100%	27,790
Frame Shed	1960	400	D 100	2,631	Fair	30%	100%	100%	789
1.75 ST SHED....	1962	360	D 100	2,902	Fair	50%	100%	100%	1,451
1SFr Overhang	2006	310	C 100	24,320	Avg.	92%	100%	100%	22,374
Frame Shed	1960	400	D 100	2,631	Avg-	61%	100%	100%	1,605
GARAGE METAL	2012	1000	C 105	29,108	Avg.	92%	100%	100%	26,779
Wood Deck	2022	310	D 100	3,560	Avg.	92%	100%	100%	3,275
1,982 SFLA							Outbuilding Total		84,063

Accpt Land	40,500	**Accepted Bldg**	159,000	**Total**	199,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/2000
Sale Price	68,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2572P0107 06/00		
Reference 2	R-07-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00				Land Total		60,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X76	C 100	120,960	Avg-	40%	50%	100%	24,192
ONE STORY FRAME	1990	448	D 90	27,202	Avg-	74%	100%	100%	20,129
Frame Shed	1990	64	C 100	490	Avg.	84%	100%	100%	412
Open Frame Porch	2000	63	D 100	1,618	Avg-	79%	100%	100%	1,278
Wood Deck	2000	63	D 100	852	Avg-	79%	100%	100%	673
1,512 SFLA						Outbuilding Total			46,684

Accpt Land	60,400	**Accepted Bldg**	46,700	**Total**	107,100

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1944P0284
Reference 2	U-05-009/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.26	Acres-HS Size Adj	4,500.00	1,170	100%		1,170
Total Acres 0.26					Land Total	82,170

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	612 Sqft	Grade C 95	Base	86,698
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-3,612
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,047
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,548
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	Old Type	Fair	Typical	85,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	35,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	416	C 95	31,004	Fair	42%	100%	100%	13,022
Open Frame Porch	1920	240	C 95	6,044	Fair	42%	100%	100%	2,538
Frame Shed	1920	234	D 100	1,540	Poor	25%	100%	100%	385
1,334 SFLA							Outbuilding Total		15,945

Accpt Land	82,200	Accepted Bldg	51,900	Total	134,100

Neighborhood	RURAL WEST	**Sale Data**	
		Sale Date	01/04/2013
Zoning/Use	RURAL	Sale Price	0
Topography	Level	Sale Type	Land & Buildings
Utilities	All Public	Financing	Unknown
Street	Paved	Verified	Public Record
		Validity	Related Parties

Reference 1	B1912P0234 B4614P0187		
Reference 2	U-04-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.21	Acres-Rear Land 1-10	2,500.00	525	100%		525
Total Acres 1.21					Land Total	50,025

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	567 Sqft	Grade B 95	Base	95,228
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	66% Forced Warm	Cooling	0% None	Heat	-2,102
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2002	GOOD	GOOD	Above Average	Typical	93,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	70,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1840	234	B 95	23,676	Avg+	75%	100%	100%	17,757
Encl Frame Porch	1840	18	B 95	1,295	Avg+	75%	100%	100%	971
Frame Garage	2012	672	C 100	23,350	Avg.	92%	100%	100%	21,482
ONE STORY FRAME	2013	192	C 100	15,062	Avg.	92%	100%	100%	13,857
Wood Deck	2013	165	C 100	2,291	Avg.	92%	100%	100%	2,108
1,276 SFLA							Outbuilding Total		56,175

Accpt Land	50,000	**Accepted Bldg**	126,600	**Total**	176,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/07/2021
Sale Price	397,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4153P0161		
Reference 2	U-17-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.20	Acres-Rear Land 1-10	2,500.00	5,500	100%		5,500
Total Acres 3.20					Land Total	81,813

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,008 Sqft	Grade B 100	Base	227,275
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade B	Basement Gar	None	Fin Bsmt	48,394
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	283,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	255,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	672	B 100	26,852	Avg.	90%	100%	100%	24,167
Wood Deck	2003	432	B 100	6,549	Avg.	90%	100%	100%	5,894
Wood Deck	2009	224	C 100	3,044	Avg.	92%	100%	100%	2,800
Wood Deck	2009	40	C 100	698	Avg.	92%	100%	100%	642
2,016 SFLA						Outbuilding Total			33,503

Accpt Land	81,800	**Accepted Bldg**	289,000	**Total**	370,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/13/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1082P0231 B2514P0017
Reference 2	R-06-021/A0 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.77	Acres-HS Size Adj	4,500.00	3,465	100%		3,465
Total Acres 0.77				Land Total		48,465

Dwelling Description **Replacement Cost New**

Double Wide	One Story	864 Sqft	Grade D 100	Base	62,080
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	62,080

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	48,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	192	D 100	2,266	Avg.	78%	100%	100%	1,767
864 SFLA						Outbuilding Total			1,767

Accpt Land	48,500	Accepted Bldg	50,200	Total	98,700

Map/Lot: R04-002-001
Account: 2675 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #1

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/19/2022
Sale Price	25,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	BILL OF SALE 9/01/22		
Reference 2	BILL OF SALE 7/19/22		
Tran/Land/Bldg	0 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	2009	14X40	D 100	55,395	Avg.	90%	40%	100%	19,942
Wood Deck	2018	60	C 100	952	Avg.	92%	100%	100%	876
Wood Deck	2018	36	C 100	646	Avg.	92%	100%	100%	594
560 SFLA						Outbuilding Total			21,412

Accpt Land	0	**Accepted Bldg**	21,400	**Total**	21,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL S-SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/08/2006
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3737P0282		
Reference 2	R-03-027/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.94	Acres-Rear Land 1-10	2,500.00	9,850	100%		9,850
Total Acres 4.94					Land Total	59,350

Dwelling Description

Raised Ranch	One Story	1,092 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	127,730
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	224 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	17,773
Heating	100% Electric	Cooling	0% None	Heat	-4,070
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	141,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	113,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	74	C 105	6,095	Avg.	77%	100%	100%	4,693
Wood Deck	1976	108	C 100	1,565	Avg.	77%	100%	100%	1,205
Frame Shed	1960			- - - - S O U N D V A L U E - - - -					100
1,166 SFLA						Outbuilding Total			5,998

Accpt Land	59,400	**Accepted Bldg**	119,100	**Total**	178,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B2110P0183
Reference 2	R-07-038/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.99	Acres-Rear Land 1-10	2,500.00	2,475	100%		2,475
Total Acres 1.99				Land Total		47,850

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	500 Sqft	Grade B 95	Base	83,975
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1877	0	TYPICAL	TYPICAL	Below Average	Typical	83,975

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	47,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1877	108	B 95	10,928	Avg-	57%	100%	100%	6,229
1 Story/BASEMENT	1877	240	B 95	24,284	Avg-	57%	100%	100%	13,842
Finished Attic	1877	240	B 95	5,262	Avg-	57%	100%	100%	2,999
Wood Deck	1970	121	D 100	1,488	Fair	52%	100%	100%	774
Wood Deck	1970	90	D 100	1,148	Fair	52%	100%	100%	597
Frame Shed	1970	143	D 100	940	Fair	52%	100%	100%	489
Frame Shed	2002	144	C 100	1,101	Avg.	90%	100%	100%	991
BSMT ENTRY.....	1877	36	B 95	602	Avg-	57%	100%	100%	343
1,194 SFLA						Outbuilding Total			26,264

Accpt Land 47,900 **Accepted Bldg** 74,100 **Total** 122,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/30/2020
Sale Price	550,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3981P0314		
Reference 2	U-01-144/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.38	Acres-Influence W Size Adj	21,875.00	8,313	100%		8,313
Total Acres 0.38					Land Total	227,063

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,624 Sqft	Grade A 95	Base	375,851
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-12,843
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	14	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	1	Plumbing	19,884
Attic	Full Finished			Attic	27,666
FirePlaces	1			Fireplace	8,124
Insulation	Capped Only			Insulation	-734
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Below Average	Typical	417,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	100%	75%	100%	313,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1870	518	B 95	14,638	Avg-	57%	100%	100%	8,344
FA/1FA/B	1870	320	B 95	38,814	Avg-	57%	100%	100%	22,124
2S Fr Bay Window	1870	36	B 95	5,029	Avg-	57%	100%	100%	2,867
ENC.PORCH/BSMT	1870	208	B 95	12,985	Avg-	57%	100%	100%	7,401
Brick Deck	1870	105	C 95	1,185	Avg-	57%	100%	100%	675
Wood Deck	1980	200	C 95	2,600	Avg-	70%	100%	100%	1,820
Frame Garage	1950	528	C 100	19,250	Avg-	57%	100%	100%	10,972
Encl Frame Porch	1870	63	B 95	3,302	Avg-	100%	100%	100%	3,302
Wood Deck	1870	63	B 95	1,082	Avg-	57%	100%	100%	617
3,320 SFLA							Outbuilding Total		58,122

Accpt Land	227,100	**Accepted Bldg**	371,600	**Total**	598,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/30/2020
Sale Price	550,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3584P195		
Reference 2	U-01-144/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Dwelling Description

Other	One & 3/4 Story	576 Sqft	Grade C 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	81,141
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,374
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	74,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	50%	100%	34,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	2007	24	C 100	1,882	Avg.	92%	50%	100%	866
1SFr Overhang	2007	24	C 100	1,882	Avg.	92%	50%	100%	866
1,056 SFLA						Outbuilding Total			1,732

Accpt Land	0	**Accepted Bldg**	36,100	**Total**	36,100

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	227,100	371,600	598,700	227,100	371,600	598,700
2	0	36,100	36,100	0	36,100	36,100
TOTAL	227,100	407,700	634,800	227,100	407,700	634,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0966P0257
Reference 2	R-01-038/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125
Total Acres 1.45				Land Total		50,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	816 Sqft	Grade C 105	Base	138,398
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	144,362

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	116,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	180	C 105	2,606	Avg.	81%	100%	100%	2,111
Frame Shed	1979	140	D 100	921	Avg-	69%	100%	100%	635
Frame Shed	1979	980	D 100	6,448	Avg-	69%	100%	100%	4,449
ONE STORY FRAME	2001	160	C 105	13,180	Avg.	81%	100%	100%	10,676
Wood Deck	2006	60	C 105	1,000	Avg.	81%	100%	100%	810
1,588 SFLA						Outbuilding Total			18,681

Accpt Land	50,600	Accepted Bldg	135,600	Total	186,200

Map/Lot: R01-038-C
Account: 2248 Card: 1 of 1 Location: 186 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/18/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2709P0216 B3796P0093		
Reference 2	R-01-38/C		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.13	Acres-Rear Land 1-10	2,500.00	325	100%		325
Total Acres 1.13				Land Total		49,825

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,539 Sqft	Grade D 100	Base	110,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	96,625

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	86,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	244	C 100	3,299	Avg.	92%	100%	100%	3,035
Frame Shed	2005	160	B 100	1,408	Avg.	91%	100%	100%	1,281
2S Frame Garage	2005	676	C 100	35,205	Avg.	91%	50%	100%	16,018
Frame Shed	2021			----SOUND VALUE----					1,500
1,539 SFLA						Outbuilding Total			21,834

Accpt Land	49,800	Accepted Bldg	108,800	Total	158,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	08/01/2022
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3291P0212 (05/04)		
Reference 2	R-04-012/12 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19				Land Total		38,975

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,080 Sqft	Grade B 95	Base	131,440
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	810 Sqft, Grade B	Basement Gar	None	Fin Bsmt	49,258
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	185,352

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	168,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	32	B 95	1,198	Avg.	91%	100%	100%	1,090
ONE STORY FRAME	2004	192	B 95	16,455	Avg.	91%	100%	100%	14,974
Wood Deck	2004	188	C 100	2,585	Avg.	91%	100%	100%	2,352
BSMT ENTRY.....	2004	16	B 95	268	Avg.	91%	100%	100%	244
1SFr Overhang	2004	32	B 95	2,742	Avg.	91%	100%	100%	2,495
Wood Deck	2004	425	C 100	5,606	Avg.	91%	100%	100%	5,101
Frame Garage	2004	672	C 100	23,350	Avg.	91%	100%	100%	21,248
CARPORT.....	2004	432	C 100	6,848	Avg.	91%	100%	100%	6,232
1,304 SFLA						Outbuilding Total			53,736

Accpt Land	39,000	**Accepted Bldg**	222,400	**Total**	261,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Private

Sale Data

Sale Date	06/06/2016
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2911P0122 09/02		
Reference 2	R-07-70/A1		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 25 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,612 Sqft	Grade B 100	Base	216,837
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	864 Sqft, Grade B	Basement Gar	None	Fin Bsmt	55,308
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	277,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	249,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	459	C 100	6,040	Avg.	90%	100%	100%	5,436
Frame Garage	2002	676	B 100	26,984	Avg.	90%	100%	100%	24,286
Open Frame Porch	2002	168	B 100	5,220	Avg.	90%	100%	100%	4,698
Wood Deck	2002	168	C 100	2,330	Avg.	90%	100%	100%	2,097
Frame Shed	2004	120	C 100	918	Avg.	91%	100%	100%	835
1SFr Overhang	2002	13	B 100	1,172	Avg.	90%	100%	100%	1,055
1,625 SFLA						Outbuilding Total			38,407

Accpt Land	41,300	**Accepted Bldg**	287,700	**Total**	329,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	108,641
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	91,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	84,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2021	64	C 100	490	Avg.	92%	100%	100%	451
1,512 SFLA						Outbuilding Total			451

Accpt Land	49,500	**Accepted Bldg**	84,500	**Total**	134,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	12/17/2020
Sale Price	337,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4718P0185		
Reference 2	R-5-001/F		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 25 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
7.64	Acres-Rear Land 1-10	2,500.00	19,100	100%		19,100
Total Acres 8.64					Land Total	57,600

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,120 Sqft	Grade B 100	Base	252,528
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	260,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	234,624

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2001	168	B 100	17,892	Avg.	89%	100%	100%	15,924
Open Frame Porch	2001	96	B 100	3,124	Avg.	89%	100%	100%	2,780
Wood Deck	2001	28	C 100	545	Fair	69%	100%	100%	376
2S Wood Deck	2008	224	C 100	5,600	Avg.	92%	100%	100%	5,152
2,408 SFLA						Outbuilding Total			24,232

Accpt Land	57,600	Accepted Bldg	258,900	Total	316,500

Neighborhood	SOUTHWEST		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellPublic Sewer		
Street	Paved		

Sale Data

Sale Date	08/03/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4204P0145		
Reference 2	R-07-091/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description

				Replacement Cost New	
Ranch	One Story	884 Sqft	Grade C 100	Base	105,469
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Below Average	Typical	105,469

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	80,156

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	144	C 100	3,931	Avg-	76%	100%	100%	2,988
884 SFLA						Outbuilding Total			2,988

Accpt Land	41,300	**Accepted Bldg**	83,100	**Total**	124,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0820P0216
Reference 2	R-06-016/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.46	Acres-HS Size Adj	4,500.00	2,070	100%		2,070
Total Acres 0.46				Land Total		47,070

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,635 Sqft	Grade C 100	Base	191,244
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	4,498
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,981
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	1999	TYPICAL	TYPICAL	Average	Typical	187,761

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	133,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	140	C 100	1,972	Avg.	88%	100%	100%	1,735
1,635 SFLA						Outbuilding Total			1,735

Accpt Land	47,100	**Accepted Bldg**	135,000	**Total**	182,100

Map/Lot: U09-006-A
Account: 1976 Card: 1 of 1 Location: 195 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/01/2023
Sale Price	178,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3453P0147 B3476P0002		
Reference 2	U-9-6A		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		62,750

Dwelling Description **Replacement Cost New**

Conventional	One Story	416 Sqft	Grade C 95	Base	44,905
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	TYPICAL	Average	Typical	44,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	29,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	40	C 95	1,234	Avg.	65%	100%	100%	802
ONE STORY FRAME	1930	260	C 95	19,378	Avg.	65%	100%	100%	12,596
ONE STORY FRAME	2005	90	C 95	6,708	Avg.	65%	100%	100%	4,360
2S Frame Garage	2005	288	C 95	17,696	Avg.	65%	100%	100%	11,502
766 SFLA						Outbuilding Total			29,260

Accpt Land	62,800	**Accepted Bldg**	58,400	**Total**	121,200

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/2016
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2505P0069 B4294P0052		
Reference 2	52U-05-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.64	Acres-HS Size Adj	4,500.00	2,880	100%		2,880
Total Acres 0.64				Land Total		47,880

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 105	Base	127,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	127,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	97,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1967	30	C 105	599	Avg.	76%	100%	100%	455
Frame Shed	1972	192	C 105	1,542	Avg.	76%	100%	100%	1,172
ONE STORY FRAME	2004	168	C 105	13,839	Avg.	76%	100%	100%	10,518
Wood Deck	2004	126	C 100	1,794	Avg.	91%	100%	100%	1,633
1,208 SFLA						Outbuilding Total			13,778

Accpt Land	47,900	**Accepted Bldg**	110,900	**Total**	158,800

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	01/14/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4753P035		
Reference 2	U-13-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.03	Acres-Commercial Prime	158,750	4,763	100%		4,763
Total Acres 1.03				Land Total		163,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LODGE.....	1970	1092	D 100	58,889	Avg.	74%	100%	100%	43,578
BSMT UNFINISHED.	0	1092	D 100	11,278	Avg.	65%	80%	100%	5,865
							Outbuilding Total		49,443

Accpt Land	163,100	**Accepted Bldg**	49,400	**Total**	212,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/26/2022
Sale Price	449,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2668P0274 (04/01)		
Reference 2	U-01-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.57	Acres-Influence W Size Adj	21,875.00	12,469	100%		12,469
Total Acres 0.57				Land Total		231,219

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,892 Sqft	Grade B 100	Base	435,124
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-6,759
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	Floor & Stairs			Attic	4,634
FirePlaces	4			Fireplace	14,722
Insulation	Minimal			Insulation	-7,724
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1786	2003	TYPICAL	Old Type	Fair	Typical	443,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	42%	80%	100%	148,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST SHED....	1786	432	C 100	3,780	Fair	42%	100%	100%	1,588
Open Frame Porch	1786	80	C 100	2,311	Fair	42%	100%	100%	971
Frame Shed	2002	120	C 100	918	Avg-	80%	100%	100%	734
Frame Garage	1	288	D 100	10,678	Fair	42%	100%	100%	4,485
Frame Shed	2016	192	D 100	1,262	Avg.	92%	100%	100%	1,161
3,784 SFLA						Outbuilding Total			8,939

Accpt Land	231,200	**Accepted Bldg**	157,900	**Total**	389,100

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/30/2022
Sale Price	420,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1031P0246		
Reference 2	U-02-081/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.39	Acres-HS Size Adj	13,750.00	5,363	100%		5,363
Total Acres 0.39				Land Total		142,863

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,106 Sqft	Grade B 100	Base	249,372
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Minimal			Insulation	-4,515
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	TYPICAL	Old Type	Below Average	Typical	258,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	147,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1810	306	B 100	27,608	Avg-	57%	100%	100%	15,737
Frame Shed	1810	204	B 100	1,794	Avg-	57%	100%	100%	1,023
2.00 ST BARN....	1900	800	C 100	63,535	Avg.	65%	75%	100%	30,974
Wood Deck	1810	62	C 100	978	Avg.	65%	100%	100%	636
2,518 SFLA						Outbuilding Total			48,370

Accpt Land	142,900	**Accepted Bldg**	195,800	**Total**	338,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/16/2017
Sale Price	40,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Distressed Sale

Reference 1	B1542P0212		
Reference 2	U-01-154/00 0000000000		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.66	Acres-HS Size Adj	13,750.00	9,075	100%		9,075
Total Acres 0.66				Land Total		146,575

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	161,466

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	148,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	576	C 100	20,616	Avg.	92%	100%	100%	18,967
Open Frame Porch	2018	144	C 100	3,931	Avg.	92%	100%	100%	3,617
Wood Deck	2018	320	C 100	4,268	Avg.	92%	100%	100%	3,927
1,344 SFLA						Outbuilding Total			26,511

Accpt Land	146,600	**Accepted Bldg**	175,100	**Total**	321,700

Map/Lot: R08-013-002
Account: 1086 Card: 1 of 1 Location: 425 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/04/2019
Sale Price	129,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4336P0056		
Reference 2	R-08-013/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		45,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 105	Base	99,433
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	99,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	64,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1910	280	C 105	27,228	Avg.	65%	100%	100%	17,698
ONE STORY FRAME	1910	276	C 105	22,735	Avg.	65%	100%	100%	14,778
Encl Frame Porch	1910	78	C 105	3,815	Avg.	65%	100%	100%	2,480
Wood Deck	1910	48	C 105	840	Avg.	65%	100%	100%	546
1,480 SFLA						Outbuilding Total			35,502

Accpt Land	45,900	**Accepted Bldg**	100,100	**Total**	146,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/29/2012
Sale Price	129,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	REVOCABLE TRANSFER ON DEATH DEED 22
Reference 2	R-01-029/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	49,525

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	One & 3/4 Story	744 Sqft	Grade B 95	Base	133,920
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	484 Sqft, Grade B	Basement Gar	None	Fin Bsmt	29,433
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Above Average	Typical	172,661

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Overbuilt	None	90%	90%	100%	139,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	88	B 95	7,541	Avg+	90%	90%	100%	6,108
ONE STORY FRAME	1985	448	B 95	38,395	Avg+	90%	90%	100%	31,100
Wood Deck	1991	200	B 95	2,990	Avg+	90%	90%	100%	2,422
Patio	1991	186	B 95	2,149	Avg+	90%	90%	100%	1,741
1 & 1/2 STORY FR	1991	616	B 95	66,515	Avg+	90%	90%	100%	53,878
BSMT ENTRY.....	1991	20	B 95	335	Avg+	90%	90%	100%	272
Canopy	1991	20	B 95	382	Avg+	90%	90%	100%	310
Frame Garage	2008	783	C 100	26,511	Avg.	92%	100%	100%	24,390
2,762 SFLA							Outbuilding Total		120,221

Accpt Land	49,500	**Accepted Bldg**	260,100	**Total**	309,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1994
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2025P0020		
Reference 2	R-05-021/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.23	Acres-HS Size Adj	3,500.00	805	100%		805
Total Acres 0.23				Land Total		35,805

Dwelling Description

Double Wide	One Story	1,456 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	104,617
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Below Average	Typical	89,389

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	80%	100%	55,064

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1994	288	D 100	1,895	Avg-	76%	100%	100%	1,440
Frame Shed	1994	96	D 100	632	Avg-	76%	100%	100%	480
Open Frame Porch	1999	240	D 100	5,471	Avg-	78%	100%	100%	4,267
Wood Deck	1999	45	D 100	655	Avg-	78%	100%	100%	511
Frame Garage	1999	528	D 100	16,555	Avg-	78%	100%	100%	12,913
Open Frame Porch	1994	64	D 100	1,640	Avg-	76%	100%	100%	1,246
Frame Shed	1994	120	D 100	789	Avg-	76%	100%	100%	600
Frame Shed	1999	336	D 100	2,210	Avg-	78%	100%	100%	1,724
1,456 SFLA						Outbuilding Total			23,181

Accpt Land	35,800	**Accepted Bldg**	78,200	**Total**	114,000

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	SteepRolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2508P0049
Reference 2	R-08-018/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
7.00	Acres-Waterfront Rear	16,250.00	113,750	100%		113,750
Total Acres 8.00				Land Total		258,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 105	Base	165,067
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Below Average	Typical	171,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	115,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	96	C 105	1,481	Avg-	67%	100%	100%	992
1.75 ST BARN....	1975	720	C 100	46,441	Avg-	67%	60%	100%	18,669
Frame Garage	1968	576	C 100	20,616	Avg-	64%	100%	100%	13,194
Frame Shed	1968	80	C 100	612	Avg-	64%	100%	100%	392
Wood Deck	2000	36	C 105	679	Avg-	67%	100%	100%	455
1,344 SFLA						Outbuilding Total			33,702

Accpt Land	258,100	Accepted Bldg	148,800	Total	406,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/17/2015
Sale Price	197,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1740P0352		
Reference 2	U-04-021/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.16	Acres-Rear Land 1-10	2,500.00	400	100%		400
Total Acres 1.16					Land Total	117,275

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	2,050 Sqft	Grade B 100	Base	262,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-31,384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	234,505

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	215,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2006	504	B 100	21,351	Avg.	92%	100%	100%	19,643
Wood Deck	2006	216	C 100	2,941	Avg.	92%	100%	100%	2,706
Open Frame Porch	2006	1024	B 100	30,138	Avg.	92%	100%	100%	27,727
2,050 SFLA							Outbuilding Total		50,076

Accpt Land	117,300	**Accepted Bldg**	265,800	**Total**	383,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/20/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3541P0079B4674P0228B4699P0135B4701P0		
Reference 2	R-05-107/00 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38				Land Total		45,638

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,344 Sqft	Grade D 100	Base	96,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	84,847

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	77,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	2003	896	C 100	44,604	Avg.	90%	100%	100%	40,144
Frame Shed	1978	112	E 100	634	Fair	56%	100%	100%	355
Wood Deck	2010	576	C 100	7,531	Avg.	92%	100%	100%	6,929
1,344 SFLA						Outbuilding Total			47,428

Accpt Land	45,600	**Accepted Bldg**	124,600	**Total**	170,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1085P0252
Reference 2	R-02-043/A0 2078827892
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
20.00	R 20+-Rear 20+	625.00	12,500	100%		12,500
Total Acres 41.00					Land Total	99,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0	112	D 100	736	Poor	25%	100%	100%	184
Frame Shed	0	340	D 100	2,238	Poor	25%	100%	100%	560
Frame Shed	0	240	D 100	1,579	Poor	25%	100%	100%	395
Frame Shed	0	64	D 100	421	Poor	25%	100%	100%	105
Wood Deck	1999	128	C 100	1,820	Avg.	88%	100%	100%	1,602
14' Mobile Home	1989	14X72	C 100	115,740	Avg-	45%	50%	100%	25,752
1,008 SFLA							Outbuilding Total		28,598

Accpt Land 99,500 **Accepted Bldg** 28,600 **Total** 128,100

Map/Lot: R04-002-030
Account: 47 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #30

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/08/2021
Sale Price	33,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-030	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Beaumont	M/H	1980	14X66	B 100	122,760	Avg-	40%	50%	100%	24,552
Wood Deck		2017	60	C 100	952	Avg.	92%	100%	100%	876
Frame Shed		2021	144	C 100	1,101	Avg.	92%	100%	100%	1,013
924 SFLA							Outbuilding Total			26,441

Accpt Land	0	**Accepted Bldg**	26,400	**Total**	26,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/06/2019
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B2565P0187	05/00	
Reference 2	R-01-033/A0 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19					Land Total	49,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	64	C 100	1,004	Avg.	82%	100%	100%	823
Encl Frame Porch	1987	128	D 100	4,880	Avg.	82%	100%	100%	4,002
Frame Garage	1987	864	C 100	28,818	Avg.	82%	100%	100%	23,631
Wood Deck	1987	80	C 100	1,208	Avg.	82%	100%	100%	991
14' Mobile Home	1987	14X66	C 100	107,910	Avg.	52%	50%	100%	28,005
924 SFLA							Outbuilding Total		57,452

Accpt Land	50,000	**Accepted Bldg**	57,500	**Total**	107,500

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	11/10/2012
Sale Price	232,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4592P0166		
Reference 2	U-04-008/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	50%		26,250
0.55	Acres-Commercial 1-20	4,750.00	2,613	100%		2,613
Total Acres 2.55					Land Total	81,301

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,107 Sqft	Grade C 100	Base	129,485
Exterior	OTHER	Masonry Trim	72Sqft	Trim	383
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	475 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,440
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	165,530

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	122,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1963	144	D 100	3,381	Avg.	70%	100%	100%	2,367
Frame Garage	1963	550	C 100	19,876	Avg.	74%	100%	100%	14,708
Frame Shed	1970	176	C 100	1,346	Avg.	74%	100%	100%	996
Swimming Pool	1970	1	C 100	7,224	Avg.	99%	100%	100%	7,152
1,107 SFLA							Outbuilding Total		25,223

Accpt Land	81,300	**Accepted Bldg**	147,700	**Total**	229,000

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	11/10/2012
Sale Price	232,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2708P0260		
Reference 2	U-04-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	2001	1000	C 100	66,526	Avg.	89%	100%	100%	59,208
1,107 SFLA						Outbuilding Total			59,208

Accpt Land	0	**Accepted Bldg**	59,200	**Total**	59,200

Name: BAILEY, JOSHUA R J/T
BAILEY, DESIREE M

Map/Lot: U04-008

Account: 1440

Location: 147 GARDINER ROAD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	81,300	147,700	229,000	81,300	147,700	229,000
2	0	59,200	59,200	0	59,200	59,200
TOTAL	81,300	206,900	288,200	81,300	206,900	288,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	11/18/2019
Sale Price	239,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B38191P0105 B4841P0316
Reference 2	U-11-016/10 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.93	Acres-HS Size Adj	3,750.00	3,488	100%		3,488
Total Acres 0.93				Land Total		40,988

Dwelling Description **Replacement Cost New**

Ranch	One Story	966 Sqft	Grade C 105	Base	118,642
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	192 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,222
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	129,864

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	102,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	120	C 105	1,804	Avg.	79%	100%	100%	1,425
1SFr Overhang	1975	42	C 105	3,460	Avg.	79%	100%	100%	2,733
Frame Shed	2001	160	C 105	1,285	Avg.	79%	100%	100%	1,015
ONE STORY FRAME	2002	192	C 100	15,062	Avg.	90%	100%	100%	13,556
1.50 ST GARAGE..	2011	728	C 100	53,501	Avg.	92%	100%	100%	49,221
Encl Frame Porch	2013	128	C 100	5,675	Avg.	92%	100%	100%	5,221
1,200 SFLA						Outbuilding Total			73,171

Accpt Land	41,000	**Accepted Bldg**	175,800	**Total**	216,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	RollingSteep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/25/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0637P0100		
Reference 2	R-08-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.75	Acres-Waterfront Rear	16,250.00	28,438	100%		28,438
Total Acres 2.75				Land Total		172,813

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 105	Base	151,086
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	162,260

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	123,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1968	60	C 105	1,000	Avg.	76%	100%	100%	760
2S Frame Garage	2011	672	C 100	35,034	Avg.	92%	100%	100%	32,231
1,404 SFLA						Outbuilding Total			32,991

Accpt Land	172,800	Accepted Bldg	156,300	Total	329,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	100%		59,375
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
2.31	Acres-Rear Land 1-10	2,500.00	5,775	100%		5,775
Total Acres 3.31					Land Total	71,088

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,452 Sqft	Grade B 105	Base	205,080
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	33,398
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	247,051

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	227,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	60	B 105	2,180	Avg.	92%	100%	100%	2,006
Unfin Basement	2016	60	B 105	362	Avg.	92%	100%	100%	333
Frame Shed	2016	256	B 100	2,252	Avg.	92%	100%	100%	2,072
1,452 SFLA							Outbuilding Total		4,411

Accpt Land	71,100	**Accepted Bldg**	231,700	**Total**	302,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/21/2020
Sale Price	279,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3748P0299 B3974P0036		
Reference 2	R-3-43/A1		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.80	Acres-Rear Land 1-10	2,500.00	7,000	100%		7,000
Total Acres 3.80					Land Total	56,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade B 100	Base	227,275
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,016	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	235,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	216,605

Accpt Land	56,500	**Accepted Bldg**	216,600	**Total**	273,100

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	04/23/2019
Sale Price	38,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.50	Acres-Rear Land 1-10	2,500.00	13,750	100%		13,750
Total Acres 6.50					Land Total	63,250

Accpt Land 63,300 **Accepted Bldg** 0 **Total** 63,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/03/2002
Sale Price	31,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2849P0219 05/02		
Reference 2	R-08-013/03 0000000000		
Tran/Land/Bldg	6 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.80	Acres-HS Size Adj	4,125.00	3,300	100%		3,300
Total Acres 0.80					Land Total	44,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	2520	C 100	75,972	Avg.	90%	100%	100%	68,375
								Outbuilding Total	68,375

Accpt Land	44,600	**Accepted Bldg**	68,400	**Total**	113,000

Map/Lot: R03-069-010
Account: 431 Card: 1 of 1 Location: 6 HILLTOP DRIVE

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/03/2022
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2591P0174 07/00		
Reference 2	R-03-069/10 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		38,575

Dwelling Description **Replacement Cost New**

Ranch	One & 1/2 Story	1,624 Sqft	Grade B 100	Base	301,463
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	111,328
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	4,475
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	427,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	392,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SGAR/BSMT.....	2007	672	C 100	32,868	Avg.	92%	100%	100%	30,239
Unfinished Attic	2007	1624	C 100	8,851	Avg.	92%	100%	100%	8,143
Wood Deck	2007	130	C 100	1,845	Avg.	92%	100%	100%	1,697
Open Frame Porch	2007	72	C 100	2,109	Avg.	92%	100%	100%	1,940
2,436 SFLA						Outbuilding Total			42,019

Accpt Land	38,600	**Accepted Bldg**	434,900	**Total**	473,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/01/2000
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2591P0174 07/00		
Reference 2	R-03-069/12 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Accpt Land	49,500	**Accepted Bldg**	0	**Total**	49,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/22/2007
Sale Price	181,950
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3904P298		
Reference 2	R-01-043/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.26	Acres-Rear Land 1-10	2,500.00	3,150	100%		3,150
Total Acres 2.26					Land Total	52,650

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	800 Sqft	Grade C 105	Base	138,398
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-10,437
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	137,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	114,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	238	C 105	23,144	Avg.	83%	100%	100%	19,210
Encl Frame Porch	1985	64	C 105	3,215	Avg.	83%	100%	100%	2,668
Wood Deck	1985	32	C 105	625	Avg.	83%	100%	100%	519
Wood Deck	1985	470	C 105	6,489	Avg.	83%	100%	100%	5,386
Frame Shed	2001	48	C 100	368	Avg.	89%	100%	100%	328
Frame Garage	2001	576	C 100	20,616	Avg.	89%	100%	100%	18,348
SLAB.....	2022	792	D 100	2,129	Avg.	92%	100%	100%	1,959
1,638 SFLA							Outbuilding Total		48,418

Accpt Land	52,700	**Accepted Bldg**	162,700	**Total**	215,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1648P0297
Reference 2	R-04-011/A0 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.20	Acres-Rear Land 1-10	2,500.00	5,500	100%		5,500
1.51	Acres-Wasteland	75.00	113	100%		113
Total Acres 4.71				Land Total		55,113

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,952
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,394
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	95,982

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	60%	100%	48,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	81	C 100	1,220	Avg.	82%	100%	100%	1,000
Frame Garage	1987	864	C 100	28,818	Avg.	82%	100%	100%	23,631
Canopy	1987	144	D 100	1,640	Avg.	82%	100%	100%	1,345
1,568 SFLA						Outbuilding Total			25,976

Accpt Land	55,100	Accepted Bldg	74,400	Total	129,500

Map/Lot: U21-009-001-A03
Account: 2324 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT A3

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/15/2004
Sale Price	42,092
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0022 (03/04)		
Reference 2	HANGAR UNIT A3		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/12/2016
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4288P0121		
Reference 2	U-03-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.53	Acres-HS Size Adj	13,750.00	7,288	100%		7,287
Total Acres 0.53				Land Total		144,787

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,436 Sqft	Grade C 105	Base	179,893
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	191,067

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	137,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1958	60	C 100	2,900	Avg.	68%	100%	100%	1,972
Frame Garage	1970	528	C 100	19,250	Avg.	74%	100%	100%	14,245
Wood Deck	2007	462	C 100	6,078	Avg.	92%	100%	100%	5,592
1,436 SFLA						Outbuilding Total			21,809

Accpt Land	144,800	**Accepted Bldg**	159,400	**Total**	304,200

Map/Lot: R04-002-008
Account: 2275 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #8

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B0000P0000
Reference 2	
Tran/Land/Bldg	9 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Sale Data

Sale Date	11/17/2010
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 924 SFLA	1991	14X66	D 100	80,784	Avg-	49%	50%	100%	19,792
						Outbuilding Total			19,792

Accpt Land	0	**Accepted Bldg**	19,800	**Total**	19,800

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/11/2022
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4565P0193		
Reference 2	R-07-074/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00				Land Total		46,250

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,252 Sqft	Grade B 100	Base	168,412
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1064 Sqft, Grade B	Basement Gar	None	Fin Bsmt	68,110
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	2013	TYPICAL	TYPICAL	Average	Typical	241,421

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	190,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2013	432	B 100	38,974	Avg.	79%	100%	100%	30,789
Frame Shed	1974	81	B 100	712	Avg.	79%	100%	100%	562
Encl Frame Porch	1974	90	B 100	4,742	Avg.	79%	100%	100%	3,746
Wood Deck	1974	96	B 100	1,622	Avg.	79%	100%	100%	1,281
Wood Deck	1974	252	B 100	3,910	Avg.	79%	100%	100%	3,089
Open Frame Porch	1974	40	B 100	1,494	Avg.	79%	100%	100%	1,180
1.50 ST GARAGE..	2013	728	B 100	61,526	Avg.	79%	100%	100%	48,606
1,684 SFLA						Outbuilding Total			89,253

Accpt Land	46,300	Accepted Bldg	280,000	Total	326,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	108

Sale Data

Sale Date	05/03/2023
Sale Price	32,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04					Land Total	41,350

Accpt Land	41,400	**Accepted Bldg**	0	**Total**	41,400

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1493P0222
Reference 2	R-07-074/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		43,750

Dwelling Description **Replacement Cost New**

Log	One Story	925 Sqft	Grade C 100	Base	118,501
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Below Average	Typical	106,187

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	71,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1967	60	C 100	2,900	Fair	50%	0%	100%	0
Frame Shed	1967	140	D 100	921	Avg-	64%	100%	100%	589
925 SFLA						Outbuilding Total			589

Accpt Land	43,800	Accepted Bldg	71,700	Total	115,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/14/2008
Sale Price	134,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4061P0258		
Reference 2	U-02-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.69	Acres-HS Size Adj	13,750.00	9,488	100%		9,488
Total Acres 0.69					Land Total	112,613

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,073 Sqft	Grade B 100	Base	224,336
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	16,330
Attic	Floor & Stairs			Attic	2,628
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1855	2009	TYPICAL	TYPICAL	Above Average	Typical	243,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	182,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1855	620	B 100	66,032	Avg+	75%	100%	100%	49,524
Wood Deck	2006	60	C 100	952	Avg.	92%	100%	100%	876
ONE STORY FRAME	2003	240	B 100	21,651	Avg+	95%	100%	100%	20,568
Wood Deck	2003	50	C 100	825	Avg.	90%	100%	100%	742
UTILITY BLDG....	1970	672	D 100	41,313	Avg.	74%	50%	100%	15,286
Wood Deck	2006	40	D 100	600	Avg-	82%	100%	100%	492
Frame Shed	2006	288	D 100	1,895	Avg-	82%	100%	100%	1,554
3,006 SFLA							Outbuilding Total		89,042

Accpt Land	112,600	**Accepted Bldg**	271,500	**Total**	384,100

Map/Lot: R09-007-A05
Account: 1997 Card: 1 of 1 Location: YOUNG'S POINT ROAD

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/09/2021
Sale Price	125,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT E STEWART'S COVE PLAN		
Reference 2	R-9-7/A5		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	65%	Neighborho	142,188
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.15	Acres-Waterfront Rear	16,250.00	2,438	100%		2,438
Total Acres 1.15				Land Total		166,501

Accpt Land 166,500 **Accepted Bldg** 0 **Total** 166,500

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/06/2021
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2888P0298 B4659P0002		
Reference 2	R-5-73-008	LOT #8 UPLAND SUB. PLAN	
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	49,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfin Basement	2024	1152	C 100	5,760	Avg.	92%	100%	100%	5,299
								Outbuilding Total	5,299

Accpt Land	49,100	**Accepted Bldg**	5,300	**Total**	54,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1669P0329
Reference 2	R-02-034/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.25	Acres-Rear Land 11-20	1,250.00	7,813	100%		7,813
Total Acres 17.25				Land Total		82,313

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	576 Sqft	Grade B 95	Base	96,740
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,909
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Average	Typical	95,934

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	62,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	630	B 95	53,995	Avg.	65%	100%	100%	35,097
Open Frame Porch	1800	128	B 95	3,852	Avg.	65%	100%	100%	2,504
Frame Shed	1800	240	B 95	2,005	Avg-	57%	100%	100%	1,143
1,494 SFLA						Outbuilding Total			38,744

Accpt Land	82,300	**Accepted Bldg**	101,100	**Total**	183,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	SteepBelow Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/24/2017
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4196P0090		
Reference 2	U-01-120/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	90%	Topography	123,750
0.26	Acres-HS Size Adj	13,750.00	3,575	100%		3,575
Total Acres 0.26					Land Total	127,325

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	624 Sqft	Grade B 95	Base	123,939
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-4,538
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1796	1960	TYPICAL	Old Type	Good	Typical	126,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	101,533

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	198	B 95	16,970	Good	80%	100%	100%	13,576
Frame Shed	1960	153	B 95	1,278	Good	80%	100%	100%	1,022
Encl Frame Porch	1796	28	B 95	1,741	Good	80%	100%	100%	1,393
Frame Garage	2001	336	C 100	13,782	Good	96%	100%	100%	13,231
Frame Shed	1960	198	C 100	1,515	Avg.	69%	100%	100%	1,045
Unfin Basement	2001	336	C 100	1,680	Avg.	89%	100%	100%	1,495
Wood Deck	2010	192	C 100	2,635	Avg.	92%	100%	100%	2,424
1,446 SFLA							Outbuilding Total		34,186

Accpt Land	127,300	**Accepted Bldg**	135,700	**Total**	263,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/07/2002
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2866P0207 B4135P0095		
Reference 2	SHAWN BARNES BENIFICIARY RTODD		
Tran/Land/Bldg	7 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
4.12	R 20+-Rear 20+	625.00	2,575	100%		2,575
Total Acres 25.12				Land Total		89,575

Dwelling Description

				Replacement Cost New	
Cottage/Camp	One Story	480 Sqft	Grade D 90	Base	41,387
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,946
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,473
Rooms	0	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	33,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	31,251

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2016	160	C 100	1,224	Avg.	92%	100%	100%	1,126
Canopy	2017	800	D 100	8,728	Avg.	92%	100%	100%	8,030
480 SFLA						Outbuilding Total			9,156

Accpt Land	89,600	Accepted Bldg	40,400	Total	130,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1256P0142
Reference 2	U-13-027/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Access	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19					Land Total	22,975

Accpt Land	23,000	**Accepted Bldg**	0	**Total**	23,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Septic SystemDrilled Well
Street	Gravel
Reference 1	B1024P0169
Reference 2	U-13-028/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125
Total Acres 1.45					Land Total	42,375

Dwelling Description **Replacement Cost New**

Conventional	One Story	320 Sqft	Grade C 95	Base	33,865
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-1,079
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	1,863
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	34,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	28,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1981	64	C 95	2,910	Avg.	82%	100%	100%	2,386
1 Story/BASEMENT	1981	200	C 95	17,596	Avg.	82%	100%	100%	14,429
1.75 Story/BSMT	1981	160	C 95	19,440	Avg.	82%	100%	100%	15,941
Frame Shed	2003	112	C 100	856	Avg.	90%	100%	100%	770
800 SFLA						Outbuilding Total			33,526

Accpt Land	42,400	Accepted Bldg	61,900	Total	104,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/28/2018
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4603P0130		
Reference 2	U-06-019/00 0000000000		
Tran/Land/Bldg	8 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Topography	0
1.00	Acres-Base Homesite Value	3,750.00	3,750	50%	Restrictio	34,375
0.73	Acres-HS Size Adj	13,750.00	10,038	100%		10,038
Total Acres 0.73					Land Total	44,413

Dwelling Description — **Replacement Cost New**

Double Wide	One Story	1,248 Sqft	Grade D 100	Base	89,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	79,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	70,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2013	1248	C 100	3,900	Avg.	92%	100%	100%	3,588
Frame Shed	2014			- - - - S O U N D V A L U E - - - -					1,200
1,248 SFLA							Outbuilding Total		4,788

Accpt Land	44,400	**Accepted Bldg**	75,100	**Total**	119,500

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1992
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2550P0287 B3300P0304		
Reference 2	R-02-019/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.65	Acres-Rear Land 1-10	2,500.00	6,625	100%		6,625
Total Acres 3.65					Land Total	56,125

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	880 Sqft	Grade C 105	Base	149,252
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-5,740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	Old Type	Average	Typical	147,985

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	121,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1983	128	C 100	10,041	Avg.	80%	100%	100%	8,033
Wood Deck	1983	48	C 100	800	Avg.	80%	100%	100%	640
Encl Frame Porch	1983	48	C 100	2,410	Avg.	80%	100%	100%	1,928
Encl Frame Porch	1983	80	C 100	3,715	Avg.	80%	100%	100%	2,972
Wood Deck	2002	72	C 100	1,105	Avg.	90%	100%	100%	994
Wood Deck	2002	72	C 100	1,105	Avg.	90%	100%	100%	994
Frame Garage	2005	728	D 100	21,452	Avg-	81%	100%	100%	17,376
Open Frame Porch	1983	96	C 100	2,716	Avg.	80%	100%	100%	2,173
1,668 SFLA							Outbuilding Total		35,110

Accpt Land	56,100	**Accepted Bldg**	156,500	**Total**	212,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	05/23/2001
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B3026P0029 (03/03)		
Reference 2	U-13-030/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.07	Acres-Rear Land 1-10	2,500.00	5,175	100%		5,175
Total Acres 3.07				Land Total		46,425

Dwelling Description **Replacement Cost New**

Modern/Contemp.	One & 3/4 Story	286 Sqft	Grade C 105	Base	48,507
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,563
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	45,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	39,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	108	C 105	8,896	Avg.	85%	100%	100%	7,562
1 Story/BASEMENT	1990	342	C 105	33,258	Avg.	85%	100%	100%	28,269
Encl Frame Porch	1990	24	C 105	1,501	Avg.	85%	100%	100%	1,276
1 Story/BASEMENT	1990	52	C 105	5,058	Avg.	85%	100%	100%	4,299
Wood Deck	1990	256	C 105	3,624	Avg.	85%	100%	100%	3,080
Shed.....	1990	128	B 100	1,125	Avg-	74%	100%	100%	832
1,002 SFLA						Outbuilding Total			45,318

Accpt Land	46,400	**Accepted Bldg**	84,400	**Total**	130,800

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/10/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4285P0232		
Reference 2	R-2-19/A1		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.08	Acres-Rear Land 1-10	2,500.00	2,700	100%		2,700
Total Acres 2.08				Land Total		52,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X72	D 100	86,643	Avg-	47%	50%	100%	20,253
Wood Deck	2010	80	C 100	1,208	Avg.	92%	100%	100%	1,111
1,008 SFLA						Outbuilding Total			21,364

Accpt Land	52,200	**Accepted Bldg**	21,400	**Total**	73,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/19/2008
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4005P0072		
Reference 2	R-02-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	49,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	704 Sqft	Grade C 100	Base	113,716
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	113,716

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	73,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1900	64	C 100	1,004	Avg.	65%	100%	100%	653
ONE STORY FRAME	1900	112	C 100	8,786	Avg.	65%	100%	100%	5,711
Wood Deck	1900	96	C 100	1,411	Avg.	65%	100%	100%	917
Frame Shed	1900	128	C 100	979	Avg-	57%	100%	100%	558
1.25 ST GARAGE..	2008	576	C 100	31,914	Avg.	92%	100%	100%	29,361
1,344 SFLA							Outbuilding Total		37,200

Accpt Land	49,600	Accepted Bldg	111,100	Total	160,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/17/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1043P0113B4135P0095		
Reference 2	R-03-030/00 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 38.00				Land Total		48,750

Accpt Land	48,800	**Accepted Bldg**	0	**Total**	48,800

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/19/2011
Sale Price	89
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1043P0113 B4135P0095 B4288P0008		
Reference 2	R-03-036/00 0000000000		
Tran/Land/Bldg	8 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
6.00	Acres-Commercial 1-20	4,750.00	28,500	100%		28,500
20.00	Acres-Rear Land 11-20	1,250.00	25,000	100%		25,000
5.00	R 20+-Rear 20+	625.00	3,125	100%		3,125
Total Acres 32.00				Land Total		109,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1986	1568	C 100	234,652	Avg.	82%	100%	100%	192,415
Finished Attic	1986	1568	C 100	31,478	Avg.	82%	100%	100%	25,812
Encl Frame Porch	2018	100	C 100	4,532	Avg.	92%	100%	100%	4,169
627 SFLA						Outbuilding Total			222,396

Accpt Land	109,100	**Accepted Bldg**	222,400	**Total**	331,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/17/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1043P0113 B4135P0095		
Reference 2	R-03-037/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
89.46	R 20+-Rear 20+	625.00	55,913	100%		55,913
Total Acres 113.46					Land Total	146,663

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	740 Sqft	Grade B 95	Base	126,769
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Fair	Typical	129,872

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	54,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	280	B 95	2,340	Fair	42%	100%	100%	983
Unfinished Attic	1850	412	B 95	2,452	Fair	42%	100%	100%	1,030
ONE STORY FRAME	1850	412	B 95	35,311	Fair	42%	100%	100%	14,831
Encl Frame Porch	1850	248	B 95	11,551	Fair	42%	100%	100%	4,851
Frame Shed	1970	412	E 100	2,332	Poor	36%	100%	100%	840
1.25 ST BARN....	1900	1064	C 100	41,789	Avg.	65%	100%	100%	27,163
1 ST BARN.....	1950	4800	D 100	118,875	Avg-	57%	25%	100%	16,940
Frame Shed	1850	980	E 100	5,549	Poor	25%	40%	100%	555
Frame Shed	2005	128	C 100	979	Avg.	91%	100%	100%	891
1,522 SFLA							Outbuilding Total		68,084

Accpt Land 146,700 **Accepted Bldg** 122,600 **Total** 269,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/31/2013
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4670P0214		
Reference 2	R-03-040/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.89	Acres-HS Size Adj	4,500.00	4,005	100%		4,005
Total Acres 0.89				Land Total		49,005

Dwelling Description

				Replacement Cost New	
Conventional	One Story	910 Sqft	Grade D 100	Base	84,565
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,820
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,389
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Fair	Typical	79,356

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	33,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	100	D 100	1,258	Avg.	76%	100%	100%	956
910 SFLA						Outbuilding Total			956

Accpt Land	49,000	**Accepted Bldg**	34,300	**Total**	83,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	08/12/2021
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2585P0316		
Reference 2	R-03-038/A		
Tran/Land/Bldg	4 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
30.00	R 20+-Rear 20+	625.00	18,750	100%		18,750
Total Acres 51.00					Land Total	105,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,596 Sqft	Grade B 100	Base	296,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	50% Hot Water BB	Cooling	100% None	Heat	-10,690
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,633
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-5,701
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	286,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	88%	100%	100%	252,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1997	168	C 100	15,559	Avg.	87%	100%	100%	13,536
1 Story/BASEMENT	1997	168	C 100	15,559	Avg.	87%	100%	100%	13,536
Wood Deck	1997	42	C 100	722	Avg.	87%	100%	100%	628
Canopy	2016			----SOUND VALUE----					200
3,129 SFLA						Outbuilding Total			27,900

Accpt Land	105,800	Accepted Bldg	280,300	Total	386,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	03/10/2016
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B3686P0088		
Reference 2	R-03-043/D0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	25%	Topography	11,250
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	50%	Topography	125
Total Acres 1.10					Land Total	15,875

Accpt Land	15,900	**Accepted Bldg**	0	**Total**	15,900

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Sale Data

Sale Date	03/30/2022
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.70	R 20+-Rear 20+	625.00	12,313	100%		12,313
Total Acres 19.70				Land Total		12,313

Accpt Land	12,300	**Accepted Bldg**	0	**Total**	12,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Proposed
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	75%	Access	33,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.95	Acres-Rear Land 11-20	1,250.00	8,688	100%		8,688
Total Acres 17.95				Land Total		71,938

Accpt Land 71,900 **Accepted Bldg** 0 **Total** 71,900

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public SewerDugwell/Lake
Street	Paved

Sale Data

Sale Date	03/10/2022
Sale Price	142,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4286P0025		
Reference 2	U-06-011/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		49,750

Dwelling Description

				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade C 100	Base	84,218
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Below Average	Typical	84,218

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	51,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	108	C 100	826	Avg-	65%	100%	100%	537
Frame Shed	1950			- - - - S O U N D V A L U E - - - -					800
720 SFLA						Outbuilding Total			1,337

Accpt Land	49,800	Accepted Bldg	52,700	Total	102,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/08/2023
Sale Price	365,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4022P0130		
Reference 2	R-07-037/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.75	Acres-Rear Land 1-10	2,500.00	1,875	100%		1,875
Total Acres 1.75					Land Total	47,250

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	730 Sqft	Grade B 100	Base	135,603
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1898	0	TYPICAL	TYPICAL	Average	Typical	143,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	65%	100%	100%	93,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1992	662	C 100	84,661	Avg.	85%	80%	100%	57,570
ONE STORY FRAME	1898	48	B 100	4,330	Avg.	65%	100%	100%	2,815
Frame Garage	1975	528	C 100	19,250	Avg.	76%	100%	100%	14,630
Wood Deck	2004	225	C 100	3,056	Avg.	91%	100%	100%	2,781
1 Story/BASEMENT	1898	240	B 100	25,561	Avg.	65%	100%	100%	16,615
1 & 1/2 STORY FR	1898	300	B 100	34,099	Avg.	65%	60%	100%	13,298
Frame Shed	1950	192	C 100	1,469	Avg-	57%	100%	100%	837
Canopy	1950	84	D 100	992	Fair	42%	100%	100%	417
Frame Garage	2009	816	C 100	27,451	Avg.	92%	100%	100%	25,255
3,174 SFLA							Outbuilding Total		134,218

Accpt Land	47,300	Accepted Bldg	227,700	Total	275,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/30/2001
Sale Price	136,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2711P0048 07/01		
Reference 2	R-05-039/A3 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.49	Acres-Rear Land 1-10	2,500.00	3,725	100%		3,725
Total Acres 2.49				Land Total		42,225

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	182,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	87%	100%	95%	150,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	216	B 95	3,214	Avg.	87%	100%	95%	2,656
Wood Deck	2006	32	B 95	650	Avg.	87%	100%	95%	537
1,764 SFLA						Outbuilding Total			3,193

Accpt Land	42,200	**Accepted Bldg**	154,100	**Total**	196,300

Map/Lot: R07-091-D
Account: 1061 Card: 1 of 1 Location: 11 CRICKET'S LANE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1993
Sale Price	53,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2968P0197 (DIV.)		
Reference 2	R-07-091/D0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.37	Acres-Rear Land 1-10	2,500.00	925	100%		925
Total Acres 1.37				Land Total		42,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1992	14X66	C 100	107,910	Avg.	61%	50%	100%	33,144
Frame Shed	1992	170	C 100	1,300	Avg.	85%	100%	100%	1,105
Wood Deck	2005	40	C 100	698	Avg.	91%	100%	100%	635
924 SFLA						Outbuilding Total			34,884

Accpt Land	42,200	**Accepted Bldg**	34,900	**Total**	77,100

Name: BATH SAVINGS TRUST COMPANY & JOY TRUSTEES,HERBERT L. CRAFTS MARITAL

Map/Lot: R03-031-D

Account: 346 Card: 1 of 1

Location: 400 GARDINER ROAD

Neighborhood	RURAL WEST
Tree Growth	2012
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/23/2012
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0763P0300 B4290P0128 B4527P0003		
Reference 2	R-03-031/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
5.00	Acres-Hardwood	255.00	1,275	100%		1,275
Total Acres 6.19				Land Total		51,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST BARN.....	0			- - - - S O U N D V A L U E - - - -					400
Frame Shed	1940	406	E 100	2,299	Poor	25%	100%	100%	575
							Outbuilding Total		975

Accpt Land	51,300	**Accepted Bldg**	1,000	**Total**	52,300

Name: BATH SAVINGS TRUST COMPANY & JOY TRUSTEES,HERBERT L. CRAFTS MARITAL

Map/Lot: R06-029

Account: 861 Card: 1 of 1

Location: 0 FOYE ROAD

Neighborhood	RURAL WEST
Tree Growth	2012
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/23/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0803P0292 B4290P0128 B4527P0003		
Reference 2	R-06-029/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.50	Acres-Rear Land 1-10	2,500.00	16,250	100%		16,250
6.00	Acres-Softwood	319.00	1,914	100%		1,914
13.00	Acres-Hardwood	255.00	3,315	100%		3,315
1.24	Acres-Wasteland	75.00	93	100%		93
Total Acres 26.74					Land Total	21,572

Accpt Land	21,600	**Accepted Bldg**	0	**Total**	21,600

Neighborhood	RURAL WEST
Tree Growth	2012
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/05/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2111P0126 B4417P0244 B4527P0003		
Reference 2	R-03-031/A0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.00	R 20+-Rear 20+	625.00	1,875	100%		1,875
16.00	Acres-Softwood	319.00	5,104	100%		5,104
30.75	Acres-Mixed Wood	393.00	12,085	100%		12,085
Total Acres 70.75					Land Total	106,064

Accpt Land	106,100	**Accepted Bldg**	0	**Total**	106,100

Neighborhood	RURAL WEST
Tree Growth	2012
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/05/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2111P0126 B4417P0244		
Reference 2	R-03-031/A0 0000000000		
Tran/Land/Bldg	8 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.50	Acres-Hardwood	255.00	2,423	100%		2,423
6.43	Acres-Wasteland	75.00	482	100%		482
Total Acres 15.93				Land Total		2,905

Accpt Land	2,900	**Accepted Bldg**	0	**Total**	2,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	106,100	0	106,100	106,100	0	106,100
2	2,900	0	2,900	2,900	0	2,900
TOTAL	109,000	0	109,000	109,000	0	109,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0972P0086 (DRESDEN BK/PG)
Reference 2	R-03-010/B
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.70	Acres-Rear Land 1-10	2,500.00	16,750	100%		16,750
Total Acres 6.70				Land Total		16,750

Accpt Land	16,800	**Accepted Bldg**	0	**Total**	16,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0972P0086 (DRESDEN BK/PG)
Reference 2	R-03-002/A
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.75	Acres-Rear Land 11-20	1,250.00	10,938	100%		10,938
Total Acres 18.75				Land Total		35,938

Accpt Land 35,900 **Accepted Bldg** 0 **Total** 35,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	03/02/2017
Sale Price	266,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3504P0101		
Reference 2	R-07-026/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30				Land Total		46,125

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade B 95	Base	135,558
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	676 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	46,001
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	193,185

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	162,275

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1987	624	B 95	63,136	Avg.	84%	100%	100%	53,034
Open Frame Porch	1987	72	B 95	2,304	Avg.	84%	100%	100%	1,935
Open Frame Porch	1987	364	B 95	10,379	Avg.	84%	100%	100%	8,718
2S Frame Garage	1999	616	B 95	35,660	Avg.	84%	100%	100%	29,954
1,664 SFLA						Outbuilding Total			93,641

Accpt Land	46,100	**Accepted Bldg**	255,900	**Total**	302,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/07/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3424P0012 (01/05)		
Reference 2	R-03-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
45.30	R 20+-Rear 20+	625.00	28,313	100%		28,313
Total Acres 66.30				Land Total		115,313

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 105	Base	149,931
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	159,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	127,691

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1976	240	D 100	1,579	Avg-	68%	100%	100%	1,074
Frame Shed	1976	80	D 100	526	Avg-	68%	100%	100%	358
Frame Bay Window	1976	6	C 105	495	Avg.	80%	100%	100%	396
1,553 SFLA						Outbuilding Total			1,828

Accpt Land	115,300	**Accepted Bldg**	129,500	**Total**	244,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2736P0206 09/01
Reference 2	R-03-007/C0
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
0.60	Acres-Rear Land 11-20	1,250.00	750	100%		750
Total Acres 11.60				Land Total		75,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	484 Sqft	Grade D 100	Base	49,661
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,541
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,125
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	48,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	85%	100%	37,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	160	C 100	2,228	Fair	68%	100%	100%	1,515
Open Frame Porch	2019	36	D 100	1,030	Avg.	92%	85%	100%	806
484 SFLA						Outbuilding Total			2,321

Accpt Land	75,300	Accepted Bldg	40,000	Total	115,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1467P0166
Reference 2	R-03-007/A0 2078827173
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00				Land Total		74,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ST ADDITION..	1992	200	D 100	7,955	Avg-	75%	90%	100%	5,369
Wood Deck	0	405	D 100	4,602	Avg-	75%	90%	100%	3,107
Wood Deck	2000	120	C 100	1,718	Avg.	89%	100%	100%	1,529
14' Mobile Home	1988	14X67	D 100	81,760	Avg-	42%	50%	100%	17,272
Frame Shed	2020			- - - - S O U N D V A L U E - - - -					2,500
938 SFLA							Outbuilding Total		29,777

Accpt Land	74,500	**Accepted Bldg**	29,800	**Total**	104,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3940P0288		
Reference 2	U-02-070/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Corner/Loc	68,750
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10					Land Total	70,125

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	595 Sqft	Grade B 95	Base	101,929
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,019
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Capped Only			Insulation	-173
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1853	0	TYPICAL	TYPICAL	Good	Typical	109,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	87,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1853	480	B 95	59,636	Good	80%	100%	100%	47,709
Frame Garage	1853	330	B 95	14,872	Good	80%	100%	100%	11,898
ONE STORY FRAME	1853	25	B 95	2,142	Good	80%	100%	100%	1,714
Wood Deck	1980	100	D 100	1,258	Avg-	70%	100%	100%	881
Wood Deck	1980	32	C 100	595	Avg.	79%	100%	100%	470
Wood Deck	1980	35	C 100	634	Avg.	79%	100%	100%	501
Wood Deck	2005	40	C 100	698	Avg.	91%	100%	100%	635
1,757 SFLA							Outbuilding Total		63,808

Accpt Land	70,100	**Accepted Bldg**	151,700	**Total**	221,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3295P0233 B4629P0222
Reference 2	R-07-070/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.19	Acres-Rear Land 1-10	2,500.00	10,475	100%		10,475
Total Acres 5.19				Land Total		51,725

Dwelling Description **Replacement Cost New**

Conventional	Two Story	630 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1998	TYPICAL	TYPICAL	Average	Typical	122,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	79,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1998	288	C 100	36,831	Avg.	88%	100%	100%	32,411
Encl Frame Porch	1920	128	C 105	5,959	Avg.	65%	100%	100%	3,873
Frame Garage	1920	576	D 100	17,730	Avg.	65%	100%	100%	11,524
Frame Shed	1920	256	D 100	1,685	Avg.	65%	100%	100%	1,095
Frame Shed	1920	352	D 100	2,315	Avg.	65%	100%	100%	1,505
Frame Shed	1920	408	D 100	2,684	Avg.	65%	100%	100%	1,745
Frame Garage	2001	576	C 105	21,648	Avg.	65%	100%	100%	14,071
Wood Deck	2001	312	C 105	4,374	Avg.	65%	100%	100%	2,843
Wood Deck	2003	144	C 100	2,024	Avg.	90%	100%	100%	1,822
AB.GR. POOL.....	2003	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,764 SFLA						Outbuilding Total			72,127

Accpt Land 51,700 **Accepted Bldg** 151,800 **Total** 203,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3295P0233 B4629P0222
Reference 2	R-07-070/00 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2016	240	D 100	1,579	Avg.	92%	50%	100%	726
1,764 SFLA						Outbuilding Total			726

Accpt Land	0	**Accepted Bldg**	700	**Total**	700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	51,700	151,800	203,500	51,700	151,800	203,500
2	0	700	700	0	700	700
TOTAL	51,700	152,500	204,200	51,700	152,500	204,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/20/2021
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1261P0304		
Reference 2	R-03-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	50%	Topography	5,000
Total Acres 5.00					Land Total	54,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 95	Base	182,274
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-7,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Capped Only			Insulation	-309
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	TYPICAL	TYPICAL	Average	Typical	187,156

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	121,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1938	576	C 100	31,914	Avg.	65%	100%	100%	20,744
ONE STORY FRAME	1790	198	B 95	16,970	Avg.	65%	100%	100%	11,031
Encl Frame Porch	1790	90	B 95	4,505	Avg.	65%	100%	100%	2,928
Frame Shed	1900	124	C 100	949	Fair	42%	100%	100%	399
1.25 ST BARN....	1900	1271	C 100	49,046	Fair	42%	100%	100%	20,599
Frame Shed	1900			- - - - S O U N D V A L U E - - - -					400
Frame Shed	1960	90	C 100	689	Fair	46%	100%	100%	317
Frame Shed	1990	72	D 310	1,469	Avg.	40%	100%	100%	588
Frame Shed	1960	144	C 100	1,101	Avg.	69%	100%	100%	760
Frame Shed	2001	325	C 100	2,486	Avg.	89%	100%	100%	2,213
1,794 SFLA							Outbuilding Total		59,979

Accpt Land	54,500	**Accepted Bldg**	181,600	**Total**	236,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/20/2021
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1261P0304		
Reference 2	R-03-016/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2020	192	D 100	2,266	Avg.	92%	100%	100%	2,085
Wood Deck	2020	128	D 100	1,565	Avg.	92%	100%	100%	1,440
1,794 SFLA						Outbuilding Total			3,525

Accpt Land	0	**Accepted Bldg**	3,500	**Total**	3,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	54,500	181,600	236,100	54,500	181,600	236,100
2	0	3,500	3,500	0	3,500	3,500
TOTAL	54,500	185,100	239,600	54,500	185,100	239,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1316P0253
Reference 2	R-01-043/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.52	Acres-Rear Land 1-10	2,500.00	1,300	100%		1,300
Total Acres 1.52					Land Total	50,800

Dwelling Description — Replacement Cost New

Conventional	One & 3/4 Story	783 Sqft	Grade C 100	Base	139,125
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-9,729
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Inadeq.	132,236

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	99%	100%	102,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1972	54	C 100	4,236	Avg.	78%	99%	100%	3,271
Frame Shed	1972	144	D 100	948	Avg-	66%	100%	100%	626
Open Frame Porch	1972	189	C 100	5,070	Avg.	78%	99%	100%	3,915
1,424 SFLA							Outbuilding Total		7,812

Accpt Land	50,800	**Accepted Bldg**	109,900	**Total**	160,700

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/09/2018
Sale Price	200,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2633P0028		
Reference 2	R-07-021/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	95%	Corner/Loc	326,563
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
4.00	Acres-Waterfront Rear	16,250.00	65,000	100%		65,000
Total Acres 5.00					Land Total	425,938

Accpt Land	425,900	**Accepted Bldg**	0	**Total**	425,900

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/18/2016
Sale Price	955,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2869P0122 06/02		
Reference 2	R-07-022/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
2.86	Acres-Waterfront Rear	16,250.00	46,475	100%		46,475
Total Acres 3.86				Land Total		424,600

Dwelling Description | **Replacement Cost New**

Colonial	Two Story	640 Sqft	Grade B 105	Base	154,547
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade D	Basement Gar	None	Fin Bsmt	28,723
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,717
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2005	GOOD	GOOD	Above Average	Typical	196,987

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	179,258

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	320	B 105	35,785	Avg+	91%	100%	100%	32,564
1 Story/BASEMENT	1989	820	B 105	91,700	Avg+	91%	100%	100%	83,447
Finished Attic	1989	420	B 105	10,181	Avg+	91%	100%	100%	9,265
1.50 ST GARAGE..	1994	780	B 105	68,854	Avg+	91%	100%	100%	62,657
1.50 ST GARAGE..	1994	437	B 105	40,814	Avg+	91%	100%	100%	37,141
Wood Deck	2005	524	B 105	8,294	Avg+	91%	100%	100%	7,548
ONE STORY FRAME	2005	432	B 105	40,922	Avg+	91%	100%	100%	37,239
Open Frame Porch	2005	96	B 105	3,280	Avg+	91%	100%	100%	2,985
Frame Shed	2005	96	C 100	735	Avg.	91%	100%	100%	669
3,020 SFLA						Outbuilding Total			273,515

Accpt Land	424,600	Accepted Bldg	452,800	Total	877,400

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/18/2016
Sale Price	955,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2869P0122	06/02	
Reference 2	R-07-022/00 0000000000		
Tran/Land/Bldg	6 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FLOAT & RAMP....	2016	1	C 100	5,300	Avg.	92%	100%	100%	4,876
3,020 SFLA						Outbuilding Total			4,876

Accpt Land	0	**Accepted Bldg**	4,900	**Total**	4,900

Name: BELANGER, GABRIEL V
BELANGER, LINDSEY A

Map/Lot: R07-022

Account: 944

Location: 145 WESTPORT BRIDGE ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	424,600	452,800	877,400	424,600	452,800	877,400
2	0	4,900	4,900	0	4,900	4,900
TOTAL	424,600	457,700	882,300	424,600	457,700	882,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/28/2018
Sale Price	137,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2527P0303		
Reference 2	U-23-020/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.75	Acres-HS Size Adj	3,750.00	2,813	100%		2,813
Total Acres 0.75				Land Total		40,313

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	782 Sqft	Grade C 105	Base	91,470
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	665 Sqft, Grade C	Basement Gar	None	Fin Bsmt	37,017
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,008
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	127,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	101,969

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	92	C 105	4,415	Avg.	80%	100%	100%	3,532
ONE STORY FRAME	1978	414	C 105	34,102	Avg.	80%	100%	100%	27,282
1SFr Overhang	1978	26	C 105	2,142	Avg.	80%	100%	100%	1,714
Frame Shed	2008	64	C 100	490	Avg.	92%	100%	100%	451
Wood Deck	2007	96	C 100	1,411	Avg.	92%	100%	100%	1,298
1,222 SFLA						Outbuilding Total			34,277

Accpt Land	40,300	**Accepted Bldg**	136,200	**Total**	176,500

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	03/01/2019
Sale Price	157,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0809P0175		
Reference 2	U-11-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	41,325

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,384
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	146,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	115,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1974	350	C 105	4,882	Avg.	79%	100%	100%	3,857
Wood Deck	1999	560	C 100	7,328	Avg.	88%	100%	100%	6,449
AB.GR. POOL.....	1999	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2001	80	C 100	612	Avg.	89%	100%	100%	545
1,176 SFLA							Outbuilding Total		12,089

Accpt Land	41,300	**Accepted Bldg**	128,000	**Total**	169,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Below Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/04/2013
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4670P0190		
Reference 2	R-5-73-002	LOT#2 UPLAND SUB. PLAN	
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%	Neighborho	43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.60	Acres-Rear Land 1-10	2,500.00	9,000	100%		9,000
Total Acres 4.60					Land Total	57,125

Accpt Land	57,100	**Accepted Bldg**	0	**Total**	57,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1147P0250
Reference 2	R-01-018/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.43	Acres-Rear Land 1-10	2,500.00	1,075	100%		1,075
Total Acres 1.43					Land Total	50,575

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade C 105	Base	176,389
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	180,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	117,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	100	C 100	1,462	Avg.	84%	100%	100%	1,228
AB.GR. POOL.....	1990	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,820 SFLA							Outbuilding Total		2,466

Accpt Land	50,600	Accepted Bldg	120,000	Total	170,600

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Below Street
Utilities	Public Sewer
Street	Paved
Reference 1	B3038P0315 (04/03)
Reference 2	U-11-006/00 0000000000
Tran/Land/Bldg	1 2 17
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.35	Acres-Commercial Size Adj	15,875.00	5,556	100%		5,556
Total Acres 0.35				Land Total		148,056

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	840 Sqft	Grade C 100	Base	149,720
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2012	TYPICAL	TYPICAL	Average	Typical	156,820

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	101,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	420	C 100	10,918	Avg.	65%	100%	100%	7,097
1 Story/BASEMENT	1900	60	C 100	5,556	Avg.	65%	100%	100%	3,611
Frame Garage	1900	480	D 100	15,380	Avg-	57%	100%	100%	8,767
Encl Frame Porch	1900	25	C 100	1,471	Avg.	65%	100%	100%	956
1,740 SFLA						Outbuilding Total			20,431

Accpt Land	148,100	Accepted Bldg	122,400	Total	270,500

Neighborhood	SOUTHWEST		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	90%		33,750
1.00	Acres-HS Size Adj	3,750.00	3,750	90%		3,375
0.87	Acres-Rear Land 1-10	2,500.00	2,175	90%		1,958
Total Acres 1.87					Land Total	39,083

Accpt Land	39,100	**Accepted Bldg**	0	**Total**	39,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/25/2019
Sale Price	189,175
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #3 TWIN OAKS SUB. PLAN B4756P0212		
Reference 2	U-15A-007-003		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	127,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,537
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	116,033

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	106,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2011	64	C 100	490	Avg.	92%	100%	100%	451
1,092 SFLA						Outbuilding Total			451

Accpt Land	41,300	**Accepted Bldg**	107,200	**Total**	148,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/10/2023
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4747P0112		
Reference 2	R-04-019/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.69	Acres-Rear Land 1-10	2,500.00	1,725	100%		1,725
Total Acres 1.69				Land Total		40,225

Dwelling Description **Replacement Cost New**

Modern/Contemp.	One Story	1,152 Sqft	Grade C 100	Base	128,332
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,177
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	132,509

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	107,332

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	240	D 100	2,792	Avg.	79%	100%	100%	2,206
Wood Deck	1980	80	D 100	1,039	Avg.	79%	100%	100%	821
1SFr Overhang	1980	25	D 100	1,686	Avg.	79%	100%	100%	1,332
Frame Shed	1980	288	C 100	2,204	Avg.	79%	100%	100%	1,741
1.75 ST GARAGE..	1980	792	C 100	69,151	Avg.	79%	100%	100%	54,629
1,177 SFLA						Outbuilding Total			60,729

Accpt Land	40,200	Accepted Bldg	168,100	Total	208,300

Map/Lot: R05-038
Account: 611 Card: 1 of 1 Location: 39 SHEA ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/18/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0493P0587 B1003P0279 B4045P0313		
Reference 2	R-05-038/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	46,000

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	576 Sqft	Grade D 105	Base	92,707
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,078
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	80,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	Location	92%	90%	95%	63,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2015	96	C 100	735	Avg.	92%	100%	95%	642
Frame Shed	2011	96	C 100	735	Avg.	92%	100%	95%	642
Frame Shed	2011	128	C 100	979	Avg.	92%	75%	95%	642
Frame Shed	2007			----SOUND VALUE----					400
1,152 SFLA							Outbuilding Total		2,326

Accpt Land	46,000	Accepted Bldg	65,800	Total	111,800

Map/Lot: R05-001-D
Account: 556 Card: 1 of 1 Location: 18 HIGHLAND FARM ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/02/2015
Sale Price	91,350
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B2018P0096		
Reference 2	R-05-001/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00				Land Total		56,000

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,000 Sqft	Grade C 100	Base	116,969
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	121,229

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	105,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1995	96	D 100	632	Fair	65%	100%	100%	411
Wood Deck	2002	192	C 100	2,635	Avg.	90%	100%	100%	2,372
AB.GR. POOL.....	2004	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2006	100	C 100	1,462	Avg.	87%	100%	100%	1,272
Wood Deck	2006	37	C 100	659	Avg.	87%	100%	100%	573
Frame Garage	2007	1008	C 100	32,918	Avg.	92%	100%	100%	30,285
1,000 SFLA						Outbuilding Total			36,151

Accpt Land	56,000	**Accepted Bldg**	141,600	**Total**	197,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/16/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4261P0301		
Reference 2	R-02-004/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Log	One Story	1,056 Sqft	Grade C 105	Base	142,047
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,761
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,412
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Above Average	Typical	121,874

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	109,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1986	96	D 100	632	Avg.	82%	100%	100%	518
1,056 SFLA						Outbuilding Total			518

Accpt Land	49,500	**Accepted Bldg**	110,200	**Total**	159,700

Map/Lot: R03-069-008
Account: 429 Card: 1 of 1 Location: 45 HILLTOP DRIVE

Neighborhood	RURAL NORTHWEST
Tree Growth	300
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/22/2023
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2607P0302 09/00
Reference 2	R-03-069/08 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 105	Base	178,822
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-5,427
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	157,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	141,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	120	C 100	3,324	Avg.	89%	100%	100%	2,958
Frame Garage	2001	320	C 100	13,328	Avg.	89%	100%	100%	11,862
Encl Frame Porch	2002	120	C 100	5,348	Avg.	90%	100%	100%	4,813
Wood Deck	2002	384	C 100	5,084	Avg.	90%	100%	100%	4,576
1,456 SFLA						Outbuilding Total			24,209

Accpt Land	38,500	**Accepted Bldg**	166,000	**Total**	204,500

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/29/2013
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3435P0250 B4623P0098		
Reference 2	U-01-093/00 0000000000		
Tran/Land/Bldg	8 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.07	Acres-Commercial Size Adj	11,875.00	831	100%		831
Total Acres 0.07				Land Total		227,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1850	1196	C 100	120,044	Avg+	75%	100%	100%	90,033
STORE FRAME.....	1850	252	C 100	25,294	Avg+	75%	100%	100%	18,970
APT	1850	1037	C 100	68,987	Avg+	75%	100%	100%	51,740
APT	1850	425	C 100	28,273	Avg+	75%	100%	100%	21,205
Frame Shed	1850	30	C 100	230	Avg+	75%	100%	100%	172
						Outbuilding Total			182,120

Accpt Land	227,500	**Accepted Bldg**	182,100	**Total**	409,600

Map/Lot: U01-093-A
Account: 1231 Card: 1 of 1 Location: 100 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/28/2013
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3384P0244 B4623P0092		
Reference 2	U-01-093/A0 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.06	Acres-Commercial Size Adj	11,875.00	713	100%		713
Total Acres 0.06					Land Total	227,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	1890	900	C 100	59,873	Avg-	57%	60%	100%	20,477
RESTAURANT	1890	900	C 100	134,686	Avg-	57%	60%	100%	46,063
Open Frame Porch	0	40	C 100	1,299	C Gr	57%	60%	100%	444
Unfinished Attic	0	900	C 100	4,905	C Gr	57%	60%	100%	1,678
								Outbuilding Total	68,662

Accpt Land	227,300	**Accepted Bldg**	68,700	**Total**	296,000

Map/Lot: U01-085
Account: 1221 Card: 1 of 1 Location: 68 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/03/2004
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3404P0297 (12/07)		
Reference 2	U-01-085/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.03	Acres-Commercial Size Adj	11,875.00	356	100%		356
Total Acres 0.03				Land Total		226,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfin Basement	1860	924	C 100	4,620	Avg-	57%	100%	100%	2,633
STORE FRAME.....	1860	924	C 100	92,744	Good	80%	100%	100%	74,195
APT	1860	924	C 100	61,469	Good	80%	70%	100%	34,422
APT	1860	693	C 100	46,103	Avg.	65%	70%	100%	20,977
							Outbuilding Total		132,227

Accpt Land	227,000	**Accepted Bldg**	132,200	**Total**	359,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1993
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B1897P0137		
Reference 2	R-04-011/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00					Land Total	72,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	988 Sqft	Grade B 100	Base	187,199
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Hot Water BB	Cooling	0% None	Heat	-1,985
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Heavy			Insulation	1,765
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Good	Typical	197,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	158,067

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	360	B 100	32,479	Avg.	65%	100%	100%	21,111
ONE STORY FRAME	1820	270	B 100	24,359	Avg.	65%	100%	100%	15,833
Finished Attic	1820	270	B 100	6,232	Avg.	65%	100%	100%	4,051
Open Frame Porch	1820	56	B 100	1,959	Avg.	65%	100%	100%	1,273
Open Frame Porch	1820	280	B 100	8,480	Avg.	65%	100%	100%	5,512
1.50 ST GARAGE..	1940	768	C 100	56,209	Avg.	65%	100%	100%	36,536
2,467 SFLA							Outbuilding Total		84,316

Accpt Land	72,000	**Accepted Bldg**	242,400	**Total**	314,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2004
Sale Price	98,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3263P0064 (04/04)		
Reference 2	R-01-044/D1		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	49,525

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,248 Sqft	Grade D 100	Base	89,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,248	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Inadeq.	79,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	99%	100%	69,649

Accpt Land	49,500	Accepted Bldg	69,600	Total	119,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2998P0284 B3007P0150 02/03
Reference 2	U-19-008/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10					Land Total	53,125

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	825 Sqft	Grade B 95	Base	163,349
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	173,424

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	95%	100%	136,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1980	384	C 100	15,150	Avg.	79%	100%	100%	11,968
1.75 ST SHED....	1997	320	C 100	3,000	Avg.	87%	80%	100%	2,088
Frame Shed	1985			- - - - S O U N D V A L U E - - - -					100
CAPPED FOUNDATIO	1989	320	C 100	7,250	Avg-	74%	100%	100%	5,365
Masonry Garage	1999	1080	C 100	38,114	Avg.	88%	100%	100%	33,540
Open Frame Porch	1999	84	C 100	2,412	Avg.	88%	100%	100%	2,123
1,444 SFLA							Outbuilding Total		55,184

Accpt Land	53,100	Accepted Bldg	191,900	Total	245,000

Map/Lot: R05-083
Account: 703 Card: 1 of 1 Location: 212 ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/15/2003
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B3126P0147 (08/03)		
Reference 2	R-05-083/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.65	Acres-Rear Land 1-10	2,500.00	9,125	100%		9,125
Total Acres 4.65					Land Total	57,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,063
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	2003	TYPICAL	TYPICAL	Good	Typical	136,495

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	90%	75%	100%	92,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2003	624	C 100	4,774	Avg.	90%	100%	100%	4,297
Frame Shed	2006	120	C 100	918	Avg.	92%	100%	100%	845
Open Frame Porch	2003	16	C 100	691	Avg.	90%	100%	100%	622
Res. Greenhouse	1977			----SOUND VALUE----					500
1,512 SFLA						Outbuilding Total			6,264

Accpt Land	57,300	**Accepted Bldg**	98,400	**Total**	155,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/01/1993
Sale Price	3,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1898P0125		
Reference 2	U-23-013/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.26	Acres-HS Size Adj	3,750.00	975	100%		975
Total Acres 0.26				Land Total		38,475

Accpt Land	38,500	**Accepted Bldg**	0	**Total**	38,500

Map/Lot: R03-057-004
Account: 399 Card: 1 of 1 Location: 31 DORR ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/28/2022
Sale Price	262,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3031P0110 (04/03)		
Reference 2	R-03-057/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650
Total Acres 1.26				Land Total		39,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 105	Base	167,228
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	962 Sqft, Grade D	Basement Gar	None	Fin Bsmt	46,052
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	216,262

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	190,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	48	C 100	368	Avg.	74%	100%	100%	272
Frame Shed	1997	48	C 100	368	Avg.	87%	100%	100%	320
Patio	1997	80	C 100	952	Avg.	87%	100%	100%	828
1,554 SFLA						Outbuilding Total			1,420

Accpt Land	39,200	**Accepted Bldg**	191,700	**Total**	230,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL C
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1016P0019
Reference 2	U-13-030/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	9 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 105	Base	134,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	134,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	105,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	144	C 105	2,125	Avg.	79%	100%	100%	1,679
1,092 SFLA						Outbuilding Total			1,679

Accpt Land	41,300	**Accepted Bldg**	107,600	**Total**	148,900

Map/Lot: U13-030-A
Account: 2063 Card: 1 of 1 Location: BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	U-13-030/A
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	10 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Base Homesite Value	37,500.00	150,000	100%		150,000
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.50	Acres-Rear Land 11-20	1,250.00	1,875	100%		1,875
Total Acres 12.50				Land Total		180,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CHURCH AV.....	1979	4190	C 100	778,711	Avg.	78%	100%	100%	607,395
FIN. BASEMENT	0	4190	C 100	223,847	Avg.	65%	100%	100%	145,501
Open Frame Porch	0	154	C 100	4,185	C Gr	65%	100%	100%	2,720
Open Frame Porch	0	60	C 100	1,805	C Gr	65%	100%	100%	1,173
Frame Shed	0	108	C 100	826	C Gr	65%	100%	100%	537
MH OPEN PORCH...	0	720	C 100	9,000	Avg.	65%	100%	100%	5,850
WAREHOUSE WD....	0	429	C 100	19,973	Avg.	65%	100%	100%	12,982
Open Frame Porch	0	600	B 100	17,795	Avg.	65%	100%	100%	11,567
PAVING.....	0	15000	C 100	31,800	Avg-	57%	50%	100%	9,063
ONE STORY FRAME 544 SFLA	2016	544	D 100	36,701	Avg.	92%	100%	100%	33,765
						Outbuilding Total			830,553

Accpt Land 180,600 **Accepted Bldg** 830,600 **Total** 1,011,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	RollingAbove Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/24/2006
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3680P0312		
Reference 2	R-05-001/C1		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
Total Acres 2.20					Land Total	51,125

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,040 Sqft	Grade B 95	Base	183,529
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	188,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	161,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	192	B 95	5,622	Avg.	85%	100%	100%	4,779
Wood Deck	1992	536	C 100	7,021	Avg.	85%	100%	100%	5,968
Frame Shed	1986	256	C 100	1,959	Avg-	72%	100%	100%	1,410
1,820 SFLA							Outbuilding Total		12,157

Accpt Land	51,100	**Accepted Bldg**	174,000	**Total**	225,100

Map/Lot: U10-017
Account: 1614 Card: 1 of 1 Location: 8 JOHNSON STREET

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/15/2009
Sale Price	108,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4213P0181		
Reference 2	U-10-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.35	Acres-HS Size Adj	4,125.00	1,444	100%		1,444
Total Acres 0.35				Land Total		42,694

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	750 Sqft	Grade C 100	Base	83,549
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,213
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	89,762

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	64,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	210	C 100	2,865	Avg.	79%	100%	100%	2,263
Frame Shed	2019	120	D 100	789	Avg.	92%	100%	100%	726
750 SFLA						Outbuilding Total			2,989

Accpt Land	42,700	Accepted Bldg	67,600	Total	110,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Private
Reference 1	B1102P0219
Reference 2	U-01-152/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
Total Acres 1.06				Land Total		151,400

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1,144 Sqft	Grade B 95	Base	192,136
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-7,765
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-333
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1902	1976	TYPICAL	TYPICAL	Above Average	Typical	191,795

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	143,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	96	B 95	8,229	Avg+	75%	100%	100%	6,172
Open Frame Porch	1976	168	B 95	4,959	Avg+	75%	100%	100%	3,719
Wood Deck	1976	360	B 95	5,219	Avg+	75%	100%	100%	3,914
Wood Deck	1976	36	B 95	706	Avg+	75%	100%	100%	530
Canopy	1976	104	B 95	1,535	Avg+	75%	100%	100%	1,151
1/2S AD/GAR.....	1976	520	B 95	32,364	V.G.	91%	100%	100%	29,451
Frame Shed	2019	120	D 100	789	Avg.	92%	100%	100%	726
1,812 SFLA						Outbuilding Total			45,663

Accpt Land	151,400	Accepted Bldg	189,500	Total	340,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	RollingAbove Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/07/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2747P0064		
Reference 2	R-5-1/C		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	75%	Topography	32,813
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.50	Acres-Rear Land 1-10	2,500.00	6,250	100%		6,250
Total Acres 3.50					Land Total	43,438

Accpt Land	43,400	**Accepted Bldg**	0	**Total**	43,400

Neighborhood	RURAL WEST
Tree Growth	2012
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	02/10/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0764P0002 B4290P0128 B4527P0003		
Reference 2	R-03-029/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
64.61	R 20+-Rear 20+	625.00	40,381	100%		40,381
5.39	Acres-Wasteland	75.00	404	100%		404
Total Acres 91.00				Land Total		127,785

Accpt Land	127,800	**Accepted Bldg**	0	**Total**	127,800

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Accpt Land	49,500	**Accepted Bldg**	0	**Total**	49,500

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
Total Acres 1.06				Land Total		49,650

Accpt Land 49,700 **Accepted Bldg** 0 **Total** 49,700

Neighborhood	RURAL WEST		
Zoning/Use	SHORE STREAM PRO		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.95	Acres-HS Size Adj	4,500.00	4,275	100%		4,275
0.05	Acres-Wasteland	75.00	4	100%		4
Total Acres 1.00				Land Total		49,279

Accpt Land	49,300	**Accepted Bldg**	0	**Total**	49,300

Neighborhood	RURAL WEST		
Zoning/Use	SHORE STREAM PRO		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Accpt Land	49,500	**Accepted Bldg**	0	**Total**	49,500

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
0.41	Acres-Wasteland	75.00	31	100%		31
Total Acres 1.47					Land Total	49,681

Accpt Land 49,700 **Accepted Bldg** 0 **Total** 49,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
0.24	Acres-Wasteland	75.00	18	100%		18
Total Acres 1.31				Land Total		49,693

Accpt Land	49,700	**Accepted Bldg**	0	**Total**	49,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.93	Acres-HS Size Adj	4,500.00	4,185	100%		4,185
0.23	Acres-Wasteland	75.00	17	100%		17
Total Acres 1.16				Land Total		49,202

Accpt Land 49,200 **Accepted Bldg** 0 **Total** 49,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.32	Acres-Rear Land 1-10	2,500.00	800	100%		800
0.12	Acres-Wasteland	75.00	9	100%		9
Total Acres 1.44					Land Total	50,309

Accpt Land 50,300 **Accepted Bldg** 0 **Total** 50,300

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
0.78	Acres-Wasteland	75.00	59	100%		59
Total Acres 1.70				Land Total		49,199

Accpt Land 49,200 **Accepted Bldg** 0 **Total** 49,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.14	Acres-Waterfront Rear	.00		100%		0
Total Acres 1.14				Land Total		49,500

Dwelling Description **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 105	Base	146,726
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	154,181

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	50%	100%	70,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FA/Fr Gar	2023	576	C 105	32,776	Avg.	92%	50%	100%	15,077
Open Frame Porch	2023	60	C 105	1,895	Avg.	92%	50%	100%	872
Open Frame Porch	2023	144	C 105	4,128	Avg.	92%	50%	100%	1,899
Wood Deck	2023	168	C 105	2,446	Avg.	92%	50%	100%	1,125
1,568 SFLA						Outbuilding Total			18,973

Accpt Land	49,500	**Accepted Bldg**	89,900	**Total**	139,400

Name: BIGELOW, CURTIS B JR
OVIEDO VENTURA, LOURENZ A
Map/Lot: R04-012-009
Account: 509 Card: 1 of 1 Location: 35 NORTHWOOD COURT

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	12/22/2021
Sale Price	340,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3445P0305 B3779P0237		
Reference 2	R-04-012/09 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		38,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	30%			Unfinished	-25,085

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	172,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	157,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	28	C 100	545	Avg.	91%	100%	100%	496
Wood Deck	2004	168	C 100	2,330	Avg.	91%	100%	100%	2,120
1,372 SFLA						Outbuilding Total			2,616

Accpt Land	38,800	Accepted Bldg	159,600	Total	198,400

Map/Lot: U07-011-C
Account: 1543 Card: 1 of 1 Location: 177 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/01/1994
Sale Price	87,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2025P0216		
Reference 2	U-07-011/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.71	Acres-HS Size Adj	4,500.00	3,195	100%		3,195
Total Acres 0.71				Land Total		48,195

Dwelling Description **Replacement Cost New**

Ranch	One Story	828 Sqft	Grade C 100	Base	94,913
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	94,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	73,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	156	C 100	2,176	Avg.	77%	100%	100%	1,676
1SFr Overhang	1970	36	C 100	2,824	Avg.	77%	100%	100%	2,174
864 SFLA						Outbuilding Total			3,850

Accpt Land	48,200	**Accepted Bldg**	76,900	**Total**	125,100

Neighborhood	RURAL WEST
Tree Growth	2014
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/08/2021
Sale Price	187,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0539P0139		
Reference 2	R-01-032/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.91	Acres-Rear Land 1-10	2,500.00	19,775	100%		19,775
9.59	Acres-Wasteland	75.00	719	100%		719
72.00	Acres-Mixed Wood	393.00	28,296	100%		28,296
22.00	Acres-Softwood	319.00	7,018	100%		7,018
Total Acres 111.50				Land Total		55,808

Accpt Land	55,800	**Accepted Bldg**	0	**Total**	55,800

Neighborhood	RURAL WEST
Tree Growth	2014
Zoning/Use	NEQ. WATERSHED RU
Topography	RollingLevel
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/08/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3020P0259 03/03		
Reference 2	R-01-033/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.45	Acres-Rear Land 1-10	2,500.00	16,125	100%		16,125
28.00	Acres-Mixed Wood	393.00	11,004	100%		11,004
Total Acres 34.45				Land Total		27,129

Accpt Land	27,100	**Accepted Bldg**	0	**Total**	27,100

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Gravel

Sale Data

Sale Date	08/27/2021
Sale Price	76,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3881P0164		
Reference 2	R-07-089/00 0000000000		
Tran/Land/Bldg	8 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
19.00	R 20+-Rear 20+	625.00	11,875	100%		11,875
Total Acres 40.00				Land Total		90,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1969	672	E 100	3,805	Fair	51%	100%	100%	1,941
Frame Shed	1990	48	E 100	272	Fair	63%	100%	100%	171
							Outbuilding Total		2,112

Accpt Land	90,600	**Accepted Bldg**	2,100	**Total**	92,700

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/21/2020
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3832P0167		
Reference 2	U-10-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
6.70	Acres-Rear Land 1-10	2,500.00	16,750	100%		16,750
Total Acres 7.70					Land Total	175,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SELF STOR WAREHO	2007	6000	D 100	253,169	Avg.	100%	95%	100%	240,511
SELF STOR WAREHO	2007	4800	D 100	202,718	Avg.	100%	50%	100%	101,359
OFFICE WOOD.....	2007	1200	C 100	79,831	Avg.	100%	50%	100%	39,916
								Outbuilding Total	381,786

Accpt Land	175,100	**Accepted Bldg**	381,800	**Total**	556,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/01/2021
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2522P0024		
Reference 2	U-01-105/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14				Land Total		139,425

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,008 Sqft	Grade B 100	Base	231,821
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	Floor & Stairs			Attic	2,469
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Above Average	Typical	246,528

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	90%	100%	166,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1860	100	B 100	11,366	Avg+	75%	90%	100%	7,672
ONE STORY FRAME	1950	140	B 100	12,630	Avg+	75%	90%	100%	8,525
Frame Garage	1950	336	B 100	15,850	Avg+	75%	90%	100%	10,699
Wood Deck	2000	290	C 100	3,885	Avg.	89%	100%	100%	3,458
Brick Deck	2000	30	C 100	356	Avg.	89%	100%	100%	317
2,306 SFLA						Outbuilding Total			30,671

Accpt Land	139,400	**Accepted Bldg**	197,100	**Total**	336,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Below StreetRough
Utilities	Dugwell/LakePublic Sewer
Street	Paved
Reference 1	B1458P0141
Reference 2	U-06-003/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.54	Acres-HS Size Adj	4,500.00	2,430	100%		2,430
Total Acres 0.54					Land Total	47,430

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade D 100	Base	88,844
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,590
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,539
Unfin. Living Area	15%			Unfinished	-5,078

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Below Average	Typical	78,637

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	57%	80%	100%	35,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	288	D 100	19,430	Avg-	57%	80%	100%	8,860
AB.GR. POOL.....	1880	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2005	120	E 100	679	Avg.	91%	100%	100%	618
1,145 SFLA							Outbuilding Total		10,716

Accpt Land	47,400	Accepted Bldg	46,600	Total	94,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	10/20/2020
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1412P0281		
Reference 2	U-09-008/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48				Land Total		42,450

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	155,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	129,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1996	384	B 95	32,911	Avg.	87%	100%	100%	28,633
Wood Deck	1985	292	C 100	3,910	Avg-	72%	100%	100%	2,815
Frame Garage	1985	768	C 100	26,084	Avg.	81%	100%	100%	21,128
Frame Garage	1985	308	C 100	12,985	Avg.	81%	100%	100%	10,518
Frame Shed	1985	120	C 100	918	Avg.	81%	100%	100%	744
Frame Shed	1985	308	C 100	2,356	Avg.	81%	100%	100%	1,908
Open Frame Porch	1985	168	B 95	4,959	Avg.	83%	100%	100%	4,116
1,896 SFLA						Outbuilding Total			69,862

Accpt Land	42,500	**Accepted Bldg**	199,000	**Total**	241,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1495P0638
Reference 2	R-03-053/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.50	R 20+-Rear 20+	625.00	2,188	100%		2,188
Total Acres 24.50				Land Total		89,188

Accpt Land	89,200	**Accepted Bldg**	0	**Total**	89,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0992P0186
Reference 2	R-03-054/02 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40					Land Total	55,500

Dwelling Description

					Replacement Cost New
Other	One Story	645 Sqft	Grade C 100	Base	64,667
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,478
Heating	100% Gravity Warm	Cooling	100% None	Heat	-3,148
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	65,997

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	53,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1977			- - - - S O U N D V A L U E - - - -					68,500
Swimming Pool	1980	1	C 100	7,224	Poor	99%	50%	100%	3,576
Frame Shed	1980	144	D 100	948	Avg.	79%	100%	100%	749
Wood Deck	1980	35	C 100	634	Avg.	81%	100%	100%	514
Frame Shed	1977	1369	C 100	10,472	Avg.	81%	100%	100%	8,482
Frame Shed	1980	645	C 100	4,934	Avg.	81%	100%	100%	3,997
645 SFLA							Outbuilding Total		85,818

Accpt Land	55,500	Accepted Bldg	139,300	Total	194,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1310P0278
Reference 2	R-03-054/03 0000000000
Tran/Land/Bldg	8 1 16
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	50,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST BARN....	1900	1200	C 100	58,192	Poor	40%	45%	100%	10,475
1.25 ST SHED....	1997	720	C 100	5,850	Avg.	87%	100%	100%	5,090
1.75 ST SHED....	2004	384	C 100	3,600	Avg.	91%	95%	100%	3,112
								Outbuilding Total	18,677

Accpt Land 50,000 **Accepted Bldg** 18,700 **Total** 68,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/07/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4525P0005		
Reference 2	R-04-027/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	50%	Access	12,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	50%	Access	6,250
10.00	R 20+-Rear 20+	625.00	6,250	50%	Access	3,125
Total Acres 30.00					Land Total	21,875

Accpt Land	21,900	**Accepted Bldg**	0	**Total**	21,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	11/14/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3770P0168		
Reference 2	R-04-028/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 38.00				Land Total		48,750

Accpt Land	48,800	**Accepted Bldg**	0	**Total**	48,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/14/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3770P0168		
Reference 2	U-05-012/00 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Size/Shape	40,500
0.74	Acres-HS Size Adj	4,500.00	3,330	100%		3,330
Total Acres 0.74					Land Total	43,830

Accpt Land	43,800	**Accepted Bldg**	0	**Total**	43,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	
Street	Paved

Sale Data

Sale Date	11/14/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3770P0168		
Reference 2	U-05-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.52	Acres-Rear Land 1-10	2,500.00	6,300	100%		6,300
Total Acres 3.52					Land Total	91,800

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	544 Sqft	Grade B 95	Base	88,624
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-3,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,551
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	OLD TYPE	Old Type	Fair	Typical	83,381

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	90%	100%	31,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	440	B 95	37,710	Fair	42%	90%	100%	14,254
Frame Shed	1890	120	B 95	1,002	Fair	42%	90%	100%	379
Frame Garage	1890	240	B 95	12,071	Fair	42%	90%	100%	4,563
1.75 ST GARAGE.. 1,256 SFLA	1952	864	C 100	75,438	Avg.	65%	100%	100%	49,035
							Outbuilding Total		68,231

Accpt Land	91,800	Accepted Bldg	99,700	Total	191,500

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0899P0181
Reference 2	R-07-019/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	200%	Neighborho	262,500
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
3.43	Acres-Waterfront Rear	16,250.00	55,738	100%		55,738
Total Acres 4.43					Land Total	331,363

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,084 Sqft	Grade B 95	Base	266,311
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0%	Heat	0
Rooms	6	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	GOOD	Average	Typical	280,275

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	224,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	502	B 95	7,196	Avg.	80%	100%	100%	5,757
Wood Deck	1976	432	B 95	6,221	Avg.	80%	100%	100%	4,977
Res. Greenhouse	2003	237	C 110	13,669	Avg.	90%	100%	100%	12,302
CARPORT.....	1976	380	C 100	6,058	Avg.	77%	100%	100%	4,665
Wood Deck	2014	234	B 95	3,465	Avg.	92%	100%	100%	3,188
2,084 SFLA						Outbuilding Total			30,889

Accpt Land 331,400 **Accepted Bldg** 255,100 **Total** 586,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2154P0229
Reference 2	U-01-164/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.87	Acres-HS Size Adj	13,750.00	11,963	100%		11,963
Total Acres 0.87				Land Total		149,463

Dwelling Description				**Replacement Cost New**	
Conventional	Two Story	1,462 Sqft	Grade A 105	Base	373,975
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	6,572
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,990
Attic	None			Attic	0
FirePlaces	6			Fireplace	24,034
Insulation	Capped Only			Insulation	-730
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1792	0	TYPICAL	TYPICAL	Average	Typical	413,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	268,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1792	128	A 105	2,560	Avg.	65%	100%	100%	1,664
Frame Garage	1984	336	D 100	11,852	Avg.	81%	100%	100%	9,600
Patio	1984	860	A 105	11,835	Avg.	65%	100%	100%	7,693
Open Frame Porch	1792	241	A 105	8,986	Avg.	65%	100%	100%	5,841
2,924 SFLA						Outbuilding Total			24,798

Accpt Land	149,500	Accepted Bldg	293,800	Total	443,300

Map/Lot: R03-054-001
Account: 388 Card: 1 of 1 Location: 838 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/30/2003
Sale Price	124,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2995P0005 01/03		
Reference 2	R-03-054/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		50,000

Dwelling Description

Cape Cod	One & 1/2 Story	720 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	123,343
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	123,343

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	98,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST BARN....	2004	528	C 100	28,742	Avg.	91%	100%	100%	26,155
1,080 SFLA						Outbuilding Total			26,155

Accpt Land	50,000	**Accepted Bldg**	124,800	**Total**	174,800

Map/Lot: R04-013
Account: 519 Card: 1 of 1 Location: OLD ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/10/2002
Sale Price	850
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2931P0102 (10/02)		
Reference 2	R-04-013/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
120.88	R 20+-Rear 20+	625.00	75,550	100%		75,550
Total Acres 120.88				Land Total		75,550

Accpt Land	75,600	**Accepted Bldg**	0	**Total**	75,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved
Reference 1	B0928P0054
Reference 2	U-04-016/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.70	Acres-Rear Land 1-10	2,500.00	6,750	100%		6,750
Total Acres 3.70					Land Total	45,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 105	Base	143,313
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	64,292
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	221,761

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	166,321

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	63	C 105	3,172	Avg.	75%	100%	100%	2,379
Encl Frame Porch	1965	196	C 105	8,872	Avg.	75%	100%	100%	6,654
Wood Deck	1965	36	D 100	556	Avg.	71%	100%	100%	395
Open Frame Porch	1965	140	C 105	4,021	Avg.	75%	100%	100%	3,016
Frame Garage	1965	672	C 105	24,518	Avg.	75%	100%	100%	18,388
Swimming Pool	1965	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Frame Shed	1965	224	D 100	1,474	Avg.	71%	100%	100%	1,047
Wood Deck	1965	180	C 105	2,606	Avg.	75%	100%	100%	1,954
Frame Shed	1965	42	C 105	338	Avg.	75%	100%	100%	254
Frame Shed	1968	208	D	0	Fair	51%	100%	100%	0
1,144 SFLA							Outbuilding Total		41,239

Accpt Land 45,300 **Accepted Bldg** 207,600 **Total** 252,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Reference 1	B0928P0054		
Reference 2	U-04-016/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1966	208	D	0	Fair	50%	100%	100%	0
1,144 SFLA						Outbuilding Total			0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Name: BLAGDON, JOHN L
BLAGDON, GERTRUDE H

Map/Lot: U04-016

Account: 1449

Location: 48 LANGDON ROAD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	45,300	207,600	252,900	45,300	207,600	252,900
2	0	0	0	0	0	0
TOTAL	45,300	207,600	252,900	45,300	207,600	252,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	11/19/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2451P0245		
Reference 2	R-04-013/A0		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.09	Acres-Rear Land 1-10	2,500.00	7,725	100%		7,725
Total Acres 4.09					Land Total	46,225

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,528 Sqft	Grade B 95	Base	195,261
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	195,261

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	173,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1999	120	C 100	5,348	Avg.	88%	100%	100%	4,706
Frame Garage	1999	400	C 100	15,605	Avg.	88%	100%	100%	13,732
Wood Deck	1999	352	C 100	4,675	Avg.	88%	100%	100%	4,114
Frame Shed	2014	80	C 100	612	Avg.	92%	100%	100%	563
1,528 SFLA							Outbuilding Total		23,115

Accpt Land	46,200	**Accepted Bldg**	196,900	**Total**	243,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	07/01/2000
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2581P0340 B2842P0170		
Reference 2	R-06-028/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	38,575

Dwelling Description **Replacement Cost New**

Conventional	One Story	915 Sqft	Grade B 95	Base	111,359
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet None	Basement	-12,420
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2001	TYPICAL	TYPICAL	Average	Typical	103,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	79,767

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	108	C 100	3,020	Avg.	89%	100%	100%	2,688
Wood Deck	2001	160	C 100	2,228	Avg.	89%	100%	100%	1,983
UA/1Fa	2006	612	B 95	55,796	Avg.	77%	100%	100%	42,963
Encl Frame Porch	2001	217	B 95	10,169	Avg.	77%	100%	100%	7,830
915 SFLA						Outbuilding Total			55,464

Accpt Land	38,600	Accepted Bldg	135,200	Total	173,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	SteepAbove Street
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1173P0291
Reference 2	R-06-028/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.78	Acres-Rear Land 1-10	2,500.00	1,950	100%		1,950
Total Acres 1.78					Land Total	40,450

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	480 Sqft	Grade B 95	Base	84,706
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-6,516
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,892
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	12,411
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	95,493

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	78,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1996	832	C 100	77,054	Avg.	87%	100%	100%	67,037
Wood Deck	1990	336	C 100	4,471	Avg.	84%	100%	100%	3,756
Open Frame Porch	1999	360	C 100	9,399	Avg.	88%	100%	100%	8,271
Wood Deck	2003	228	C 100	3,095	Avg.	90%	100%	100%	2,786
ONE STORY FRAME	1983	144	C 100	11,296	Avg.	80%	100%	100%	9,037
1,816 SFLA						Outbuilding Total			90,887

Accpt Land	40,500	Accepted Bldg	169,200	Total	209,700

Map/Lot: R06-045-B
Account: 893 Card: 1 of 1 Location: 71 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/25/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4164P0146		
Reference 2	R-06-045/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00				Land Total		48,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 105	Base	132,289
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	136,762

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	101,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1963	80	C 105	2,426	Avg.	74%	100%	100%	1,795
Frame Garage	1963	480	C 100	17,884	Avg.	70%	100%	100%	12,519
1 Story/BASEMENT	2022	144	C 105	14,002	Avg.	92%	100%	100%	12,882
Wood Deck	2022	100	C 105	1,535	Avg.	92%	100%	100%	1,412
1,200 SFLA						Outbuilding Total			28,608

Accpt Land	48,800	Accepted Bldg	129,800	Total	178,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0884P0182
Reference 2	R-03-025/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.31	Acres-Rear Land 1-10	2,500.00	3,275	100%		3,275
Total Acres 2.31					Land Total	52,775

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,073 Sqft	Grade B 100	Base	189,696
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Above Average	Typical	192,962

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	144,722

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1910	250	B 100	7,608	Avg+	75%	100%	100%	5,706
ONE STORY FRAME	1910	400	B 100	36,088	Avg+	75%	100%	100%	27,066
1 ST BARN.....	1960	924	D 100	25,374	Avg.	60%	100%	100%	15,224
Frame Shed	1960	196	D 100	1,290	Avg.	50%	100%	100%	645
Frame Shed	1960	240	D 100	1,579	Avg.	50%	100%	100%	790
Frame Shed	1993	576	C 100	4,406	Avg.	85%	100%	100%	3,745
1.50 ST GARAGE.. 2,010 SFLA	2004	864	C 100	62,708	Avg.	91%	100%	100%	57,064
							Outbuilding Total		110,240

Accpt Land	52,800	Accepted Bldg	255,000	Total	307,800

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/17/2018
Sale Price	175,501
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4646P0180		
Reference 2	R-01-037-B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.53	Acres-Rear Land 1-10	2,500.00	16,325	100%		16,325
Total Acres 7.53					Land Total	65,825

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade C 105	Base	207,512
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	216,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	199,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2013	696	C 105	25,235	Avg.	92%	100%	100%	23,216
Frame Shed	2013	80	C 100	612	Avg-	82%	100%	100%	502
2,016 SFLA							Outbuilding Total		23,718

Accpt Land	65,800	**Accepted Bldg**	222,900	**Total**	288,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/17/2015
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2594P0317 08/00		
Reference 2	R-03-074/00 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.50	Acres-HS Size Adj	4,500.00	2,250	100%		2,250
Total Acres 0.50				Land Total		47,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1988	14X66	C 100	107,910	Avg.	54%	50%	100%	29,033
Frame Garage	1988	480	C 100	17,884	Avg.	83%	100%	100%	14,844
Frame Shed	1988	96	C 100	735	Avg.	83%	100%	100%	610
924 SFLA						Outbuilding Total			44,487

Accpt Land	47,300	**Accepted Bldg**	44,500	**Total**	91,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	04/30/2004
Sale Price	182,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3279P0087 (05/04)		
Reference 2	U-07-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.79	Acres-HS Size Adj	4,500.00	3,555	100%		3,555
Total Acres 0.79				Land Total		48,555

Dwelling Description

Ranch	One Story	1,936 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	237,774
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	247,457

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	100%	100%	185,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1965	528	C 105	20,212	Avg.	75%	100%	100%	15,159
Open Frame Porch	1965	120	C 105	3,490	Avg.	75%	100%	100%	2,618
Wood Deck	1965	196	C 105	2,820	Avg.	75%	100%	100%	2,115
AB.GR. POOL.....	2006	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2000	64	D 100	421	Avg-	79%	100%	100%	333
Frame Shed	2020	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,936 SFLA						Outbuilding Total			22,814

Accpt Land	48,600	**Accepted Bldg**	208,400	**Total**	257,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/23/2019
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3661P067		
Reference 2	U-02-068/00 0000000000		
Tran/Land/Bldg	4 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.34	Acres-HS Size Adj	13,750.00	4,675	100%		4,675
Total Acres 0.34				Land Total		142,175

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	840 Sqft	Grade B 100	Base	193,184
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	11,431
Attic	Floor & Stairs			Attic	2,058
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	TYPICAL	Average	Typical	206,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	134,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	680	B 100	61,349	Avg.	65%	100%	100%	39,877
Open Frame Porch	1800	60	B 100	2,076	Avg.	65%	100%	100%	1,349
Frame Bay Window	1800	12	B 100	1,082	Avg.	65%	100%	100%	703
2.00 ST BARN....	1920	425	C 100	37,856	Avg-	57%	100%	100%	21,578
Unfinished Attic	1800	680	C 110	4,076	Avg.	65%	100%	100%	2,649
Frame Shed	1960	40	D 100	264	Poor	30%	100%	100%	79
Frame Shed	1960	98	D 100	645	Poor	30%	100%	100%	194
2,372 SFLA						Outbuilding Total			66,429

Accpt Land	142,200	**Accepted Bldg**	200,800	**Total**	343,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1143P0237
Reference 2	R-02-037/F0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.50	Acres-Rear Land 11-20	1,250.00	5,625	100%		5,625
Total Acres 15.50					Land Total	80,125

Dwelling Description **Replacement Cost New**

Colonial	Two Story	864 Sqft	Grade B 95	Base	185,067
Exterior	ALUM/VINYL	Masonry Trim	224Sqft	Trim	1,303
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	186,370

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	152,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1983	144	B 95	14,570	Avg.	82%	100%	100%	11,947
Open Frame Porch	1983	160	B 95	4,738	Avg.	82%	100%	100%	3,885
Frame Garage	1983	240	B 95	12,071	Avg.	82%	100%	100%	9,898
Wood Deck	1983	360	C 100	4,778	Avg-	71%	100%	100%	3,392
Wood Deck	1983	234	C 100	3,171	Avg-	71%	100%	100%	2,251
Frame Shed	1983	96	D 100	632	Avg.	80%	100%	100%	506
Frame Shed	1983	128	D 100	841	Avg.	80%	100%	100%	673
Frame Shed	2001	144	D 100	948	Avg.	89%	100%	100%	844
Frame Shed	1983	176	D 100	1,158	Avg.	80%	100%	100%	926
1,872 SFLA							Outbuilding Total		34,322

Accpt Land 80,100 **Accepted Bldg** 187,100 **Total** 267,200

Name: BLEILE, EDWARD A J/T
BLEILE, LINDA L

Map/Lot: R02-037

Account: 249 Card: 1 of 1 Location: DICKINSON ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/16/2012
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4503P0138		
Reference 2	R-02-037/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	45,000.00	45,000	100%		0
0.00	Acres-HS Size Adj	4,500.00	4,500	60%	Topography	0
0.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		0
0.00	Acres-Rear Land 11-20	1,250.00	5,625	100%		0
Total Acres 0.00					Land Total	0

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Map/Lot: R05-060
Account: 669 Card: 1 of 1 Location: 241 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/04/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3205P0261 B3941P0068 B4629P0221		
Reference 2	R-05-060/00 0000000000		
Tran/Land/Bldg	4 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.35	Acres-Rear Land 1-10	2,500.00	875	100%		875
Total Acres 1.35				Land Total		49,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,260 Sqft	Grade B 100	Base	234,055
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	234,055

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	215,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
AB.GR. POOL.....	2006	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2002	144	C 100	1,101	Avg.	90%	100%	100%	991
Open Frame Porch	2006	336	C 100	8,791	Avg.	92%	100%	100%	8,088
Frame Shed	2009	144	C 100	1,101	Avg.	92%	100%	100%	1,013
2,205 SFLA						Outbuilding Total			11,330

Accpt Land	49,000	**Accepted Bldg**	226,700	**Total**	275,700

Map/Lot: R07-073-008
Account: 1011 Card: 1 of 1 Location: 20 TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/30/2015
Sale Price	153,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1323P0153		
Reference 2	R-07-073/08 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50				Land Total		45,000

Dwelling Description | **Replacement Cost New**

Ranch	One Story	1,394 Sqft	Grade B 95	Base	178,137
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-18,923
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	159,214

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	133,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1986	360	B 95	5,219	Avg.	84%	100%	100%	4,384
Frame Shed	1986	100	C 100	765	Avg.	82%	100%	100%	627
Frame Shed	2000	80	E 100	454	Avg-	79%	100%	100%	359
Encl Frame Porch	1986	40	B 95	2,275	Avg.	84%	100%	100%	1,911
Open Frame Porch	1986	15	B 95	728	Avg.	84%	100%	100%	612
1 STORY GARAGE..	1999	648	C 100	22,668	Avg.	88%	100%	100%	19,948
Wood Deck	1999	126	C 100	1,794	Avg.	88%	100%	100%	1,579
Swimming Pool	1986	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Frame Shed	2013	160	C 100	1,224	Avg.	92%	100%	100%	1,126
1,394 SFLA						Outbuilding Total			37,698

Accpt Land	45,000	Accepted Bldg	171,400	Total	216,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/22/2014
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4818P0207		
Reference 2	R-07-091/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.88	Acres-Rear Land 1-10	2,500.00	4,700	100%		4,700
Total Acres 2.88				Land Total		45,950

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	832 Sqft	Grade C 105	Base	155,222
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,462
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Above Average	Typical	150,742

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	134,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1984	576	C 100	50,292	Avg.	81%	100%	100%	40,737
Wood Deck	2003	350	C 105	4,882	Avg.	90%	100%	100%	4,394
1,456 SFLA						Outbuilding Total			45,131

Accpt Land	46,000	**Accepted Bldg**	179,300	**Total**	225,300

Map/Lot: R03-029-12
Account: 2776 Card: 1 of 1 Location: 17 SPRUCE KNOLL DRIVE

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/11/2024
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.96	Acres-HS Size Adj	4,500.00	4,320	100%		4,320
0.32	Acres-Wasteland	75.00	24	100%		24
Total Acres 1.28				Land Total		49,344

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,292 Sqft	Grade C 100	Base	151,124
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	155,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	50%	100%	71,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2023	672	C 100	23,350	Avg.	92%	50%	100%	10,741
Open Frame Porch	2023	108	C 100	3,020	Avg.	92%	50%	100%	1,389
1,292 SFLA						Outbuilding Total			12,130

Accpt Land	49,300	Accepted Bldg	83,600	Total	132,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	R03-085-E01
Tran/Land/Bldg	0 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	2008	16X76	D 100	104,652	Avg.	90%	50%	100%	47,093
Frame Shed	1999	220	C 100	1,682	Avg.	88%	100%	100%	1,480
Frame Shed	1999	100	C 100	765	Avg.	88%	100%	100%	673
Wood Deck	2009	200	C 100	2,738	Avg.	92%	100%	100%	2,519
1,216 SFLA							Outbuilding Total		51,765

Accpt Land	0	**Accepted Bldg**	51,800	**Total**	51,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/01/2019
Sale Price	284,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2494P0308 B4102P0309		
Reference 2	U-01-130/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.24	Acres-HS Size Adj	13,750.00	3,300	100%		3,300
Total Acres 0.24				Land Total		140,800

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	700 Sqft	Grade B 100	Base	160,987
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,001
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	Full Finished			Attic	13,676
FirePlaces	4			Fireplace	14,722
Insulation	Minimal			Insulation	-2,858
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1765	0	TYPICAL	TYPICAL	Above Average	Typical	186,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	139,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1850	560	B 100	91,464	Avg+	75%	100%	100%	68,598
ONE STORY FRAME	1850	90	B 100	8,119	Avg+	75%	100%	100%	6,089
Frame Shed	1850	165	B 100	1,452	Avg+	75%	100%	100%	1,089
Encl Frame Porch	1765	42	B 100	2,490	Avg+	75%	100%	100%	1,868
2 STORY GARAGE	1776	660	C 100	37,588	Avg.	65%	100%	100%	24,432
Wood Deck	1990	128	D 100	1,565	Avg.	84%	100%	100%	1,315
Frame Garage	1930	200	D 100	8,522	Avg-	57%	100%	100%	4,858
2,610 SFLA						Outbuilding Total			108,249

Accpt Land	140,800	**Accepted Bldg**	248,100	**Total**	388,900

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/04/2002
Sale Price	38,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2908P0149 09/02		
Reference 2	U-15-011/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04				Land Total		62,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1970	14X56	D 100	71,019	Avg.	50%	50%	100%	17,755
Frame Shed	1970	80	E 100	454	Fair	52%	100%	100%	236
784 SFLA						Outbuilding Total			17,991

Accpt Land	62,600	**Accepted Bldg**	18,000	**Total**	80,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1176P0004
Reference 2	R-03-082/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	43,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,152 Sqft	Grade C 105	Base	138,656
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	138,656

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	117,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	45	C 105	1,496	Avg.	85%	100%	100%	1,272
Wood Deck	1990	144	C 105	2,125	Avg.	85%	100%	100%	1,806
1 ST BARN.....	1970	2160	D 100	55,190	Fair	52%	50%	100%	14,350
Wood Deck	1990	32	C 100	595	Avg.	84%	100%	100%	500
Wood Deck	2000	72	C 100	1,105	Avg.	89%	100%	100%	983
AB.GR. POOL.....	1990	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,152 SFLA							Outbuilding Total		20,149

Accpt Land	43,500	Accepted Bldg	138,000	Total	181,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public SewerDrilled Well
Street	Private
Reference 1	B1588P0316
Reference 2	U-06-004/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.80	Acres-HS Size Adj	4,500.00	3,600	100%		3,600
Total Acres 0.80				Land Total		48,600

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	121,648
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	121,648

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	100%	95%	86,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1993	64	C 100	490	Avg.	85%	100%	95%	395
Wood Deck	1999	128	C 100	1,820	Avg.	88%	100%	95%	1,522
1,040 SFLA						Outbuilding Total			1,917

Accpt Land	48,600	Accepted Bldg	88,600	Total	137,200

Map/Lot: U08-005
Account: 1568 Card: 1 of 1 Location: FLOOD AVE/POTTLE COVE ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/20/2012
Sale Price	133,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4562P0032 B4583P0244		
Reference 2	U-09-003/00 0000000000		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Water Influence 1	45,000.00	45,000	200%		0
0.00	Acres-Influence W Size Adj	4,500.00	3,600	100%		0
0.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		0
Total Acres 0.00				Land Total		0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Map/Lot: U11-003
Account: 1636 Card: 1 of 2 Location: 320 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	09/24/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1047P0084		
Reference 2	U-11-003/00 0000000000		
Tran/Land/Bldg	1 1 17		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
3.00	Acres-Commercial 1-20	15,875.00	47,625	100%		47,625
Total Acres 4.00				Land Total		206,000

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	504 Sqft	Grade C 95	Base	73,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,275
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	GOOD	TYPICAL	Average	Typical	72,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	65%	100%	100%	47,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	325	C 95	24,221	Avg.	65%	75%	100%	11,808
ONE STORY FRAME	1890	221	C 95	16,470	Avg.	65%	75%	100%	8,030
Encl Frame Porch	1890	85	C 95	3,724	Avg.	65%	75%	100%	1,816
Wood Deck	1980	336	C 95	4,248	Avg.	65%	75%	100%	2,071
ONE STORY FRAME	2006	128	C 95	9,539	Avg.	65%	50%	100%	3,100
1,430 SFLA						Outbuilding Total			26,825

Accpt Land	206,000	**Accepted Bldg**	73,800	**Total**	279,800

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/24/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1047P0084		
Reference 2	U-11-003/00 0000000000		
Tran/Land/Bldg	1 1 17		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1890	1440	D 100	50,331	Avg.	65%	75%	100%	24,536
Frame Shed	1890	1080	D 100	7,106	Avg.	65%	75%	100%	3,464
GARAGE FRAME ..	1999	1260	D 100	44,425	Avg.	88%	90%	100%	35,185
OFFICE WOOD.....	1999	420	D 100	24,029	Avg.	88%	90%	100%	19,031
Frame Shed	1990	80	C 95	581	Avg-	74%	100%	100%	430
Frame Shed	2009	120	D 95	750	Avg.	92%	100%	100%	690
1,430 SFLA							Outbuilding Total		83,336

Accpt Land	0	**Accepted Bldg**	83,300	**Total**	83,300

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	206,000	73,800	279,800	206,000	73,800	279,800
2	0	83,300	83,300	0	83,300	83,300
TOTAL	206,000	157,100	363,100	206,000	157,100	363,100

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2383P0262
Reference 2	R-05-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
5.70	Acres-Rear Land 1-10	2,500.00	14,250	100%		14,250
Total Acres 6.70					Land Total	62,375

Dwelling Description **Replacement Cost New**

Log	One & 3/4 Story	1,290 Sqft	Grade B 100	Base	275,572
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	291,076

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	241,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	336	B 100	10,110	Avg.	83%	100%	100%	8,391
Encl Frame Porch	1985	112	B 100	5,775	Avg.	83%	100%	100%	4,793
Frame Garage	1985	1160	B 100	42,834	Avg.	83%	100%	100%	35,552
Frame Garage	1985	480	C 100	17,884	Avg.	81%	100%	100%	14,486
1.75 ST GARAGE..	1985	1200	C 100	104,775	Avg.	81%	100%	100%	84,868
Canopy	2006	144	C 100	1,908	Avg.	92%	100%	100%	1,755
Wood Deck	2006	144	C 100	2,024	Avg.	92%	100%	100%	1,862
2,258 SFLA						Outbuilding Total			151,707

Accpt Land	62,400	Accepted Bldg	393,300	Total	455,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Dugwell/LakeSeptic System
Street	Semi-Improved
Reference 1	B1156P0274
Reference 2	R-03-075/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.00	Acres-Rear Land 11-20	1,250.00	11,250	100%		11,250
Total Acres 20.00				Land Total		85,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	644 Sqft	Grade C 100	Base	99,003
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,001
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,215
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,715
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	92,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	52,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	390	C 100	2,984	Avg-	57%	100%	100%	1,701
Frame Shed	1977	528	D 100	3,474	Avg-	68%	100%	100%	2,362
Frame Shed	1960	480	E 100	2,718	Poor	30%	100%	100%	815
Frame Garage	1985	2000	D 100	52,602	Avg.	81%	100%	100%	42,608
ONE STORY FRAME 1,044 SFLA	1900	78	C 100	6,119	Avg-	57%	100%	100%	3,488
						Outbuilding Total			50,974

Accpt Land 85,800 **Accepted Bldg** 103,900 **Total** 189,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1156P0274
Reference 2	R-03-078/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
11.00	Acres-Rear Land 11-20	1,250.00	13,750	100%		13,750
Total Acres 21.00				Land Total		38,750

Accpt Land 38,800 **Accepted Bldg** 0 **Total** 38,800

Map/Lot: R03-081
Account: 455 Card: 1 of 1 Location: FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1156P0274
Reference 2	R-03-081/00 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
8.00	Acres-Wasteland	75.00	600	100%		600
Total Acres 21.00				Land Total		66,600

Accpt Land 66,600 **Accepted Bldg** 0 **Total** 66,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1156P0274
Reference 2	R-03-081/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.41	Acres-Rear Land 1-10	2,500.00	3,525	100%		3,525
Total Acres 1.41					Land Total	3,525

Accpt Land	3,500	**Accepted Bldg**	0	**Total**	3,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B1156P0274
Reference 2	R-04-031/00 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	25%	Access	6,250
Total Acres 10.00					Land Total	6,250

Accpt Land	6,300	**Accepted Bldg**	0	**Total**	6,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1993
Sale Price	27,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2383P0262		
Reference 2	R-05-013/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.79	Acres-HS Size Adj	4,375.00	3,456	100%		3,456
Total Acres 0.79					Land Total	47,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1968	384	C 100	15,150	Avg-	64%	100%	100%	9,696
Frame Shed	1968	64	D 100	421	Fair	51%	100%	100%	215
14' Mobile Home	1979	14X66	C 100	107,910	Avg.	50%	50%	100%	26,978
BASEMENT.....	2001	924	C 100	13,860	Avg.	89%	100%	100%	12,335
924 SFLA								Outbuilding Total	49,224

Accpt Land	47,200	**Accepted Bldg**	49,200	**Total**	96,400

Neighborhood	RURAL NORTH
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2383P0262
Reference 2	R-05-014/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
3.00	Acres-Commercial Prime	52,500.00	157,500	50%		78,750
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 11.00				Land Total		148,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN STEEL.....	1980	7232	C 100	218,785	Avg-	70%	60%	100%	91,890
OFFICE MEZZ	0	960	C 100	43,960	Avg-	57%	60%	100%	15,034
QUONSET.....	0	4048	C 100	73,889	Avg-	57%	60%	100%	25,270
1.50 ST BARN....	2004	2520	C 110	127,646	Avg.	91%	100%	100%	116,158
GD POLE SHED....	2004	576	C 110	4,784	Avg.	91%	100%	100%	4,353
Frame Shed	2004	160	C 100	1,224	Avg.	91%	100%	100%	1,114
14' Mobile Home	1991	14X80	C 100	126,180	Avg.	60%	50%	100%	37,554
Unfin Basement	2004	1120	C 100	5,600	Avg-	81%	100%	100%	4,536
1 ST BARN.....	2004	312	C 100	12,338	Avg.	91%	100%	100%	11,228
1,120 SFLA						Outbuilding Total			307,137

Accpt Land 148,700 **Accepted Bldg** 307,100 **Total** 455,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2383P0262
Reference 2	R-05-014/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X72	D 100	86,643	Avg.	50%	50%	100%	21,661
Unfin Basement	2008	1008	C 100	14,276	Avg.	92%	100%	100%	13,134
Wood Deck	2008	189	C 100	2,598	Avg.	92%	100%	100%	2,390
Wood Deck	2008	144	C 100	2,024	Avg.	92%	100%	100%	1,862
2,128 SFLA							Outbuilding Total		39,047

Accpt Land	0	**Accepted Bldg**	39,000	**Total**	39,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	148,700	307,100	455,800	148,700	307,100	455,800
2	0	39,000	39,000	0	39,000	39,000
TOTAL	148,700	346,100	494,800	148,700	346,100	494,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	BLD #9
Reference 2	U-20-001/007
Tran/Land/Bldg	1 1 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2001			- - - - S O U N D V A L U E - - - -					62,600
							Outbuilding Total		62,600

Accpt Land	0	**Accepted Bldg**	62,600	**Total**	62,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	10/28/2022
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4735P0078		
Reference 2	U-22-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		45,400

Dwelling Description **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 105	Base	106,114
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Minimal			Insulation	-1,610
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Above Average	Typical	111,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	90,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1957	220	C 105	18,122	Avg+	77%	100%	100%	13,954
Frame Garage	1957	384	C 100	15,150	Avg.	67%	100%	100%	10,150
BSMT ENTRY.....	1957	30	C 100	459	Avg.	67%	100%	100%	308
Wood Deck	2012	150	C 100	2,100	Avg.	92%	100%	100%	1,932
1,084 SFLA						Outbuilding Total			26,344

Accpt Land	45,400	**Accepted Bldg**	116,400	**Total**	161,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/22/2011
Sale Price	47,254
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4478P0130		
Reference 2	R-05-041/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		48,375

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,456 Sqft	Grade D 100	Base	104,617
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	89,389

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	90%	100%	95%	76,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2003	256	B 100	2,252	Avg.	90%	100%	95%	1,926
Wood Deck	2003	35	C 100	634	Avg.	90%	100%	95%	542
Wood Deck	2003	192	C 100	2,635	Avg.	90%	100%	95%	2,253
Frame Shed	2006	128	D 100	841	Avg-	82%	100%	95%	655
1,456 SFLA						Outbuilding Total			5,376

Accpt Land	48,400	**Accepted Bldg**	81,800	**Total**	130,200

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/18/2021
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2005P0229		
Reference 2	R-05-116/05 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00					Land Total	75,157

Accpt Land	75,200	**Accepted Bldg**	0	**Total**	75,200

Map/Lot: R04-002-009
Account: 2596 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #9

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/07/2010
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	R-04-002-009		
Tran/Land/Bldg	0 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1971	12X54	D 100	59,436	Fair	30%	25%	100%	4,458
Wood Deck	2010	36	C 100	646	Avg.	92%	100%	100%	594
648 SFLA						Outbuilding Total			5,052

Accpt Land	0	**Accepted Bldg**	5,100	**Total**	5,100

Map/Lot: U11-001-H
Account: 2637 Card: 1 of 1 Location: 35 JOHNSON STREET

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Proposed

Sale Data

Sale Date	05/14/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.20	Acres-Rear Land 1-10	2,500.00	5,500	100%		5,500
Total Acres 3.20					Land Total	46,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	161,466

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	148,549

Accpt Land 46,800 **Accepted Bldg** 148,500 **Total** 195,300

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/21/2016
Sale Price	147,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0577P0188		
Reference 2	R-02-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
30.00	R 20+-Rear 20+	625.00	18,750	100%		18,750
Total Acres 51.00				Land Total		105,750

Dwelling Description

Conventional	One & 3/4 Story	598 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	96,594
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-3,715
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	92,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	69,659

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	152	C 100	11,925	Avg+	75%	100%	100%	8,944
Open Frame Porch	1900	48	C 100	1,501	Avg+	75%	100%	100%	1,126
Wood Deck	1900	140	C 100	1,972	Avg+	75%	100%	100%	1,479
AV POLE SHED....	1900	182	C 100	1,146	Avg+	75%	100%	100%	860
Frame Shed	1900	84	C 100	642	Avg.	65%	100%	100%	417
Barn 1S	2017	1000	D 100	27,208	Avg.	92%	100%	100%	25,031
1,198 SFLA						Outbuilding Total			37,857

Accpt Land	105,800	**Accepted Bldg**	107,500	**Total**	213,300

Name: BOYKIN, ROSEANNE M. & ROGER W. BOYKIN,
MCCARTY, RACHEL L. & BOYKIN JR., ROGER
Map/Lot: R02-046
Account: 288 Card: 1 of 1 Location: 168 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/19/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0855P0111B4595P0196		
Reference 2	R-02-046/00 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 15.00				Land Total		79,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1965	14X56	D 100	71,019	Fair	30%	50%	100%	10,653
Wood Deck	1965	84	D 100	1,082	Fair	30%	100%	100%	325
784 SFLA							Outbuilding Total		10,978

Accpt Land 79,500 **Accepted Bldg** 11,000 **Total** 90,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/23/2017
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0745P0005		
Reference 2	U-02-021/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.97	Acres-HS Size Adj	13,750.00	13,338	100%		13,338
Total Acres 0.97					Land Total	116,463

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	576 Sqft	Grade B 95	Base	101,647
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,955
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Above Average	Typical	99,692

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	74,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	144	B 95	12,341	Avg+	75%	100%	100%	9,256
Frame Garage	1996	676	C 100	23,464	Avg.	87%	100%	100%	20,414
1,152 SFLA						Outbuilding Total			29,670

Accpt Land	116,500	**Accepted Bldg**	104,400	**Total**	220,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/21/2001
Sale Price	96,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2735P0012		
Reference 2	R-05-130/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	50%		93,750
1.00	Acres-Influence W Size Adj	18,750.00	18,750	50%		9,375
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	104,875

Dwelling Description

				Replacement Cost New	
Conventional	One Story	672 Sqft	Grade C 100	Base	74,860
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Good	Typical	74,860

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	59,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	72	C 100	1,105	Good	80%	100%	100%	884
Frame Shed	1940	64	D 100	421	Fair	42%	100%	100%	177
Wood Deck	2006	360	C 100	4,778	Good	80%	100%	100%	3,822
Open Frame Porch	2006	40	C 100	1,299	Good	80%	100%	100%	1,039
672 SFLA							Outbuilding Total		5,922

Accpt Land	104,900	Accepted Bldg	65,800	Total	170,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	03/27/2003
Sale Price	199,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3275P0036 (04/04)		
Reference 2	U-23-025/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.57	Acres-Rear Land 1-10	2,500.00	1,425	100%		1,425
Total Acres 1.57					Land Total	42,675

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,352 Sqft	Grade B 95	Base	289,596
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	294,250

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	244,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	65	B 95	5,570	Avg.	83%	100%	100%	4,623
Frame Garage	1985	768	B 95	28,496	Avg.	83%	100%	100%	23,652
Frame Garage	2018	640	C 100	22,439	Avg.	92%	100%	100%	20,644
2,769 SFLA							Outbuilding Total		48,919

Accpt Land	42,700	Accepted Bldg	293,100	Total	335,800

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/2005
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3490P0053		
Reference 2	U-15-009/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	22 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.69	Acres-Commercial Size Adj	15,875.00	10,954	100%		10,954
Total Acres 0.69				Land Total		153,454

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	80	C 90	1,086	Avg.	75%	75%	100%	610
LODGE.....	1972	1624	C 90	87,005	Avg.	75%	75%	100%	48,940
WAREHOUSE WD....	1972	840	C 90	35,196	Avg.	75%	75%	100%	19,798
1.75 ST SHED....	1972	384	C 100	3,600	Avg.	75%	75%	100%	2,025
								Outbuilding Total	71,373

Accpt Land	153,500	**Accepted Bldg**	71,400	**Total**	224,900

Map/Lot: R02-037-H
Account: 257 Card: 1 of 1 Location: 152 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1316P0252
Reference 2	R-02-037/H0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.72	Acres-Rear Land 1-10	2,500.00	1,800	100%		1,800
Total Acres 1.72				Land Total		51,300

Dwelling Description **Replacement Cost New**

Conventional	Two Story	896 Sqft	Grade B 95	Base	177,963
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	188,038

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	156,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	534	B 95	7,644	Avg.	83%	100%	100%	6,345
1,792 SFLA						Outbuilding Total			6,345

Accpt Land	51,300	Accepted Bldg	162,400	Total	213,700

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/2021
Sale Price	234,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1526P0204		
Reference 2	R-06-003/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02				Land Total		153,800

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	400 Sqft	Grade C 105	Base	67,842
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	67,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	48,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1954	380	C 105	36,952	Avg.	71%	100%	100%	26,236
1.25 ST GARAGE..	1984	624	C 100	34,221	Avg.	81%	100%	100%	27,719
1,080 SFLA						Outbuilding Total			53,955

Accpt Land	153,800	**Accepted Bldg**	102,100	**Total**	255,900

Map/Lot: R06-003-SOLAR ON
Account: 2785 Card: 1 of 1 Location: 202 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2022			- - - - S O U N D V A L U E - - - -					7,800
							Outbuilding Total		7,800

Accpt Land	0	**Accepted Bldg**	7,800	**Total**	7,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1055P0236
Reference 2	R-05-040/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 2 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	46,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 100	Base	89,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	89,832

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	81%	100%	95%	69,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1980	576	C 100	20,616	Avg.	79%	100%	95%	15,473
768 SFLA							Outbuilding Total		15,473

Accpt Land	46,000	**Accepted Bldg**	84,600	**Total**	130,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/07/2014
Sale Price	203,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4762P0082		
Reference 2	R-04-009/A0 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.27	Acres-Rear Land 1-10	2,500.00	8,175	100%		8,175
Total Acres 4.27					Land Total	57,675

Dwelling Description | **Replacement Cost New**

Cape Cod	One & 3/4 Story	912 Sqft	Grade B 100	Base	169,411
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,436
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	192,746

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	165,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	192	C 100	2,635	Avg.	85%	100%	100%	2,240
Frame Shed	1992	64	D 100	421	Avg.	85%	100%	100%	358
1/2S AD/GAR.....	2002	896	C 110	52,795	Avg.	90%	100%	100%	47,516
Patio	2003	378	C 110	4,182	Avg.	90%	100%	100%	3,764
BSMT ENTRY.....	1992	42	B 100	739	Avg.	86%	100%	100%	636
Frame Garage	1900	400	D 100	13,420	Poor	25%	100%	100%	3,355
Frame Shed	1970	784	E 100	4,439	Poor	36%	100%	100%	1,598
1.75 ST GARAGE..	1970	592	D 100	44,452	Poor	36%	100%	100%	16,003
1,596 SFLA						Outbuilding Total			75,470

Accpt Land	57,700	**Accepted Bldg**	241,200	**Total**	298,900

Map/Lot: R03-083-B
Account: 2156 Card: 1 of 1 Location: 189 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel
Reference 1	B2391P0197
Reference 2	R-03-083/B
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	38,550

Dwelling Description **Replacement Cost New**

Other	One Story	0 Sqft	Grade D 100	Base	0
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	0
Fin. Basement Area	1008 Sqft, Grade C	Basement Gar	None	Fin Bsmt	56,109
Heating	100% Floor/Wall	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Fair	Typical	56,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	39,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1979	12X52	D 100	57,753	Poor	20%	25%	100%	2,888
624 SFLA							Outbuilding Total		2,888

Accpt Land	38,600	Accepted Bldg	42,700	Total	81,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/04/2012
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4511P0111		
Reference 2	R-04-011/A5 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		59,500

Dwelling Description

				Replacement Cost New	
Conventional	One Story	672 Sqft	Grade B 95	Base	83,420
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,892
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,584
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	84,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	74,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	198	C 100	2,712	Avg.	89%	100%	100%	2,414
1SFr Overhang	2001	64	B 95	5,485	Avg.	89%	100%	100%	4,882
736 SFLA						Outbuilding Total			7,296

Accpt Land	59,500	**Accepted Bldg**	81,900	**Total**	141,400

Map/Lot: R05-064
Account: 676 Card: 1 of 1 Location: 221 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B1028P0076
Reference 2	R-05-064/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
14.00	R 20+-Rear 20+	625.00	8,750	100%		8,750
Total Acres 35.00					Land Total	94,375

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	896 Sqft	Grade B 100	Base	183,083
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	187,982

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	78%	100%	95%	139,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1972	640	D 100	4,211	Fair	53%	100%	95%	2,120
Frame Shed	1972	192	D 100	1,262	Fair	53%	100%	95%	636
AB.GR. POOL.....	1972	1	C 100	1,250	Avg.	99%	100%	95%	1,176
Wood Deck	1972	288	C 100	3,860	Avg.	75%	100%	95%	2,750
1,568 SFLA							Outbuilding Total		6,682

Accpt Land 94,400 **Accepted Bldg** 146,000 **Total** 240,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0713P0293
Reference 2	R-05-120/00 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00				Land Total		44,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1986	14X66	C 100	107,910	Avg.	50%	50%	100%	26,978
Frame Shed	1986	168	C 100	1,285	Avg.	82%	100%	100%	1,054
SLAB.....	1986	924	C 100	2,888	Avg.	82%	100%	100%	2,368
Frame Shed	2018	336	C 100	2,570	Avg.	92%	100%	100%	2,364
924 SFLA						Outbuilding Total			32,764

Accpt Land 44,700 **Accepted Bldg** 32,800 **Total** 77,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1108P0028
Reference 2	R-03-084/A1 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1975	14X66	D 100	80,784	Poor	20%	50%	100%	8,078
924 SFLA							Outbuilding Total		8,078

Accpt Land	0	**Accepted Bldg**	8,100	**Total**	8,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1108P0028
Reference 2	R-03-084/A1 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.90	Acres-Rear Land 1-10	2,500.00	7,250	100%		7,250
Total Acres 3.90					Land Total	45,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade B 95	Base	145,109
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	31,141
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	176,250

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	149,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	144	B 95	2,211	Fair	63%	100%	100%	1,393
Frame Shed	1990	600	D 100	3,948	Fair	63%	100%	100%	2,487
1.75 ST GARAGE..	1990	1040	C 100	90,805	Fair	63%	100%	100%	57,207
1,296 SFLA							Outbuilding Total		61,087

Accpt Land	45,800	**Accepted Bldg**	210,900	**Total**	256,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/27/2013
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4746P0106		
Reference 2	R-07-084/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.49	Acres-HS Size Adj	3,750.00	1,838	100%		1,838
Total Acres 0.49				Land Total		39,338

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	85,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1968	190	C 100	5,096	Avg.	76%	100%	100%	3,873
Encl Frame Porch	1968	120	C 100	5,348	Avg.	76%	100%	100%	4,064
960 SFLA						Outbuilding Total			7,937

Accpt Land	39,300	Accepted Bldg	93,300	Total	132,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/09/2006
Sale Price	305,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3692P0065 B4402P0028		
Reference 2	U-03-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
Total Acres 1.00				Land Total		151,250

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	896 Sqft	Grade C 110	Base	151,517
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,810
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	1998	TYPICAL	TYPICAL	Good	Typical	159,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	133,835

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1956	336	C 110	34,229	Good	84%	100%	100%	28,752
ONE STORY FRAME	1956	96	C 110	8,285	Good	84%	100%	100%	6,959
Open Frame Porch	1956	312	C 110	9,002	Good	84%	100%	100%	7,562
BSMT ENTRY.....	1956	36	C 110	606	Good	84%	100%	100%	509
1SFr Overhang	1956	18	C 110	1,554	Good	84%	100%	100%	1,305
Frame Garage	1956	768	C 110	28,692	Good	84%	100%	100%	24,101
Frame Shed	1956	360	C 110	3,029	Good	84%	100%	100%	2,544
Wood Deck	2000	340	C 110	4,975	Good	84%	100%	100%	4,179
Frame Shed	2000	72	C 110	606	Good	84%	100%	100%	509
1,794 SFLA						Outbuilding Total			76,420

Accpt Land	151,300	**Accepted Bldg**	210,300	**Total**	361,600

Map/Lot: U13-019
Account: 2525 Card: 1 of 1 Location: 202 BEECHNUT HILL ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All PublicPublic Water
Street	Paved

Sale Data

Sale Date	03/24/2010
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4262P0145		
Reference 2	U-13-019		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02				Land Total		41,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	154,960
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	154,960

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	142,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2012	364	C 100	4,829	Avg.	92%	100%	100%	4,443
1.50 ST BARN....	2013	400	C 100	23,132	Avg.	92%	100%	100%	21,281
Frame Shed	2013	100	C 100	765	Avg.	92%	100%	100%	704
1,512 SFLA						Outbuilding Total			26,428

Accpt Land	41,300	**Accepted Bldg**	169,000	**Total**	210,300

Map/Lot: R07-090-5A
Account: 2657 Card: 1 of 1 Location: 67 OLD STAGE ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	03/12/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	67,500

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,248 Sqft	Grade D 100	Base	89,672
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	79,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	72,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2023	864	C 100	11,204	Avg.	92%	100%	100%	10,308
1,248 SFLA						Outbuilding Total			10,308

Accpt Land	67,500	**Accepted Bldg**	83,000	**Total**	150,500

Map/Lot: R03-085-G
Account: 22 Card: 1 of 1 Location: FOWLE HILL ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/23/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4725P058		
Reference 2	R-03-085-G		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.78	Acres-Rear Land 1-10	2,500.00	1,950	100%		1,950
Total Acres 1.78				Land Total		51,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X66	D 100	80,784	Fair	55%	50%	100%	22,322
SLAB.....	2016	924	C 100	2,888	Avg.	92%	100%	100%	2,657
924 SFLA						Outbuilding Total			24,979

Accpt Land	51,500	**Accepted Bldg**	25,000	**Total**	76,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2445P0016
Reference 2	R-07-084/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.34	Acres-Rear Land 1-10	2,500.00	850	100%		850
Total Acres 1.34				Land Total		42,100

Dwelling Description **Replacement Cost New**

Conventional	One Story	594 Sqft	Grade D 100	Base	56,907
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-6,801
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,494
Rooms	3	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-907
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Below Average	Typical	46,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	26,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1940	64	D 100	421	Fair	42%	100%	100%	177
Frame Shed	1940	100	E 100	566	Avg-	57%	100%	100%	323
594 SFLA						Outbuilding Total			500

Accpt Land	42,100	Accepted Bldg	27,100	Total	69,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B2310P0020 B3770P0282
Reference 2	R-07-084/B
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
Total Acres 1.06				Land Total		41,400

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,539 Sqft	Grade D 100	Base	110,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,349
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Below Average	Typical	94,276

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	73,535

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1997	832	C 100	27,906	Avg.	87%	100%	100%	24,278
Wood Deck	2006	528	C 100	6,920	Avg.	92%	100%	100%	6,366
Frame Shed	2006	96	C 100	735	Avg.	92%	100%	100%	676
ONE STORY FRAME	2020	720	D 100	48,576	Avg.	92%	100%	100%	44,690
Wood Deck	2020	812	D 100	9,065	Avg.	92%	100%	100%	8,340
Wood Deck	2018	100	C 100	1,462	Avg.	92%	100%	100%	1,345
2,259 SFLA						Outbuilding Total			85,695

Accpt Land	41,400	**Accepted Bldg**	159,200	**Total**	200,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1178P0185
Reference 2	R-06-036/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.45	Acres-HS Size Adj	4,500.00	2,025	100%		2,025
Total Acres 0.45				Land Total		47,025

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	686 Sqft	Grade C 105	Base	110,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-8,950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	104,764

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	68,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1850	754	C 105	78,250	Avg.	65%	100%	100%	50,863
ONE STORY FRAME	1850	156	C 105	12,851	Avg.	65%	100%	100%	8,353
ONE STORY FRAME	1850	120	C 105	9,885	Avg.	65%	100%	100%	6,425
Wood Deck	1850	180	C 105	2,606	Avg.	65%	100%	100%	1,694
Frame Garage	1850	960	C 100	31,551	Avg.	65%	100%	100%	20,508
Frame Shed	1850	192	D 100	1,262	Fair	42%	100%	100%	530
ONE STORY FRAME	2003	120	B 100	10,826	Avg.	90%	100%	100%	9,743
2,556 SFLA						Outbuilding Total			98,116

Accpt Land	47,000	Accepted Bldg	166,200	Total	213,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/07/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2871P0151		
Reference 2	R-02-059		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Rear Land 1-10	2,500.00	2,250	100%	Restrictio	2,250
Total Acres 0.90					Land Total	2,250

Accpt Land	2,300	**Accepted Bldg**	0	**Total**	2,300

Map/Lot: U13-006-A
Account: 1692 Card: 1 of 1 Location: 44 PINEWOOD DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/01/2009
Sale Price	256,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4197P0172		
Reference 2	U-13-006/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		41,275

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,288 Sqft	Grade C 105	Base	222,820
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade D	Basement Gar	None	Fin Bsmt	33,510
Heating	100% Floor/Wall	Cooling	0% None	Heat	-11,552
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	260,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	205,736

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
UA/Fr/B	1974	240	C 105	24,914	Avg.	79%	100%	100%	19,682
ONE STORY FRAME	1974	142	C 105	11,698	Avg.	79%	100%	100%	9,241
Open Frame Porch	1974	45	C 105	1,496	Avg.	79%	100%	100%	1,182
2 STORY GARAGE	1974	720	C 105	43,054	Avg.	79%	100%	100%	34,013
Canopy	1974	288	C 105	3,904	Avg.	79%	100%	100%	3,084
Frame Shed	1974	64	C 100	490	Avg.	76%	100%	100%	372
Frame Shed	1974	64	C 100	490	Avg.	76%	100%	100%	372
Frame Shed	1974	30	C 100	230	Avg.	76%	100%	100%	175
Swimming Pool	1990	1	C 100	7,224	Avg.	84%	100%	100%	6,068
Encl Frame Porch	2012	147	C 105	6,772	Avg.	92%	100%	100%	6,230
2,396 SFLA						Outbuilding Total			80,419

Accpt Land	41,300	**Accepted Bldg**	286,200	**Total**	327,500

Map/Lot: R01-029-B
Account: 102 Card: 1 of 1 Location: 14 JONES ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/30/2018
Sale Price	79,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1345P0191		
Reference 2	R-01-029/B0 2078827498		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02					Land Total	52,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -					300
14' Mobile Home	2023	14X76	C 100	120,960	Avg.	90%	50%	100%	54,432
SLAB.....	2023	1064	C 100	3,325	Avg.	92%	100%	100%	3,059
1,064 SFLA							Outbuilding Total		57,791

Accpt Land	52,100	**Accepted Bldg**	57,800	**Total**	109,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0853P0199
Reference 2	R-07-046/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.81	Acres-HS Size Adj	4,125.00	3,341	100%		3,341
Total Acres 0.81				Land Total		44,591

Dwelling Description **Replacement Cost New**

Ranch	One Story	988 Sqft	Grade C 105	Base	121,344
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	395 Sqft, Grade E	Basement Gar	None	Fin Bsmt	16,271
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	144,316

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	105,351

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	144	C 105	11,861	Avg.	73%	100%	100%	8,659
Frame Garage	1960	448	C 105	17,821	Avg.	73%	100%	100%	13,009
Wood Deck	2006	168	C 105	2,446	Avg.	73%	100%	100%	1,786
Wood Deck	1960	72	C 105	1,160	Avg.	73%	100%	100%	847
Frame Shed	1960	144	D 100	948	Avg-	61%	100%	100%	578
BSMT ENTRY.....	1960	64	C 105	1,028	Avg.	73%	100%	100%	750
Frame Garage	2012	484	C 100	17,998	Avg.	92%	100%	100%	16,558
1,132 SFLA						Outbuilding Total			42,187

Accpt Land	44,600	Accepted Bldg	147,500	Total	192,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Low
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2379P0035
Reference 2	R-03-069/16 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.09	Acres-Rear Land 1-10	2,500.00	225	100%		225
Total Acres 1.09					Land Total	38,725

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,680 Sqft	Grade C 100	Base	196,508
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	420 Sqft, Grade C	Basement Gar	None	Fin Bsmt	23,379
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	224,147

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	197,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	28	C 100	545	Avg.	88%	100%	100%	480
Wood Deck	1998	352	C 100	4,675	Avg.	88%	100%	100%	4,114
1,680 SFLA						Outbuilding Total			4,594

Accpt Land	38,700	Accepted Bldg	201,800	Total	240,500

Map/Lot: R09-007-A02
Account: 1994 Card: 1 of 1 Location: 156 YOUNG'S POINT ROAD

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Septic SystemDrilled Well
Street	Paved

Sale Data

Sale Date	11/13/2020
Sale Price	585,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT B STEWART'S COVE PLAN		
Reference 2	R-9-7/A2		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	90%		196,875
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.41	Acres-Waterfront Rear	16,250.00	6,663	90%	Topography	5,996
Total Acres 1.41					Land Total	224,746

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1,260 Sqft	Grade B 110	Base	245,031
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,664
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	3,819
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,389
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	259,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	239,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2007	716	B 100	10,714	Avg.	92%	100%	100%	9,857
Open Frame Porch	2007	48	C 100	1,501	Avg.	92%	100%	100%	1,381
Open Frame Porch	2007	16	C 100	691	Avg.	92%	100%	100%	636
FLOAT & RAMP....	2010	320	C 100	5,300	Avg.	92%	50%	100%	2,438
Frame Shed	2016	140	D 100	921	Avg.	92%	100%	100%	847
Wood Deck	2018	224	D 100	2,618	Avg.	92%	100%	100%	2,409
1,890 SFLA						Outbuilding Total			17,568

Accpt Land	224,700	**Accepted Bldg**	256,700	**Total**	481,400

Name: BROWN, JOHANNA J/T
BROWN, MICHAEL
Map/Lot: U23-014-B
Account: 1905 Card: 1 of 1 Location: 280 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/18/2002
Sale Price	88,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2841P0147 04/02
Reference 2	U-23-014/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.74	Acres-HS Size Adj	3,750.00	2,775	100%		2,775
Total Acres 0.74				Land Total		40,275

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 100	Base	117,905
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	122,363

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	97,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1977	80	C 100	1,208	Avg.	80%	100%	100%	966
Open Frame Porch	1977	32	C 100	1,096	Avg.	80%	100%	100%	877
1,008 SFLA						Outbuilding Total			1,843

Accpt Land	40,300	Accepted Bldg	99,700	Total	140,000

Map/Lot: R05-099-B
Account: 728 Card: 1 of 1 Location: 122 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/28/2022
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1318P0058		
Reference 2	R-05-099/B0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	49,688

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	448 Sqft	Grade C 100	Base	49,907
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 3/4 Bmt	Basement	-1,392
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	9,209
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Fair	Typical	57,724

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	24,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1976	876	D 100	69,771	Avg.	77%	100%	100%	53,724
Frame Bay Window	1900	32	C 100	2,510	Fair	42%	100%	100%	1,054
Encl Frame Porch	1900	48	C 100	2,410	Fair	42%	100%	100%	1,012
Wood Deck	1984	176	C 100	2,431	Fair	42%	100%	100%	1,021
Frame Shed	1960	972	D 100	6,395	Fair	46%	100%	100%	2,942
Frame Shed	1960	204	D 100	1,341	Fair	46%	100%	100%	617
1,356 SFLA							Outbuilding Total		60,370

Accpt Land 49,700 **Accepted Bldg** 84,600 **Total** 134,300

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/01/1995
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2042P0055		
Reference 2	U-01-083/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.21	Acres-Commercial Size Adj	11,875.00	2,494	100%		2,494
Total Acres 0.21					Land Total	138,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1860	1418	C 100	142,326	Fair	42%	100%	100%	59,777
APT	1860	1430	C 100	95,132	Fair	42%	100%	100%	39,955
Unfinished Attic	1860	1430	C 100	7,794	Fair	42%	100%	100%	3,273
								Outbuilding Total	103,005

Accpt Land	138,500	**Accepted Bldg**	103,000	**Total**	241,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/30/2020
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3791P0071 B4629P0218		
Reference 2	R-2-38/K		
Tran/Land/Bldg	0 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.60	Acres-Rear Land 1-10	2,500.00	4,000	100%		4,000
Total Acres 2.60					Land Total	53,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2006	14X70	C 100	113,130	Avg-	83%	50%	100%	46,808
Frame Shed	2006	96	C 100	735	Avg.	92%	100%	100%	676
SLAB.....	2006	980	D 100	2,634	Avg-	82%	100%	100%	2,160
Wood Deck	2010	64	C 100	1,004	Avg-	82%	100%	100%	823
Frame Shed	2016	288	D 100	1,895	Avg.	92%	100%	100%	1,743
ONE STORY FRAME 1,256 SFLA	2022	276	D 100	18,621	Avg.	92%	100%	100%	17,131
							Outbuilding Total		69,341

Accpt Land	53,500	**Accepted Bldg**	69,300	**Total**	122,800

Map/Lot: R05-058-A
Account: 660 Card: 1 of 1 Location: WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B1532P0014
Reference 2	R-05-058/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.00	R 20+-Rear 20+	625.00	6,250	100%		6,250
Total Acres 30.00				Land Total		43,750

Accpt Land 43,800 **Accepted Bldg** 0 **Total** 43,800

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	03/04/2022
Sale Price	305,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3390P0295 B4302P0191		
Reference 2	U-09-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	63,500

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	836 Sqft	Grade B 95	Base	179,070
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1937	2004	TYPICAL	TYPICAL	Above Average	Typical	193,034

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	144,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1937	18	B 95	1,295	Avg.	65%	100%	100%	842
1S AD/GAR.....	1937	432	B 95	41,365	Avg.	65%	100%	100%	26,887
1,672 SFLA						Outbuilding Total			27,729

Accpt Land	63,500	**Accepted Bldg**	172,500	**Total**	236,000

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/25/2016
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2656P0086 B4776P0204		
Reference 2	U-01-052/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.10	Acres-Commercial Size Adj	11,875.00	1,188	100%		1,188
Total Acres 0.10					Land Total	137,163

Dwelling Description

Multi Family	One Story	1,368 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	152,394
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,520
Attic	Full Finished			Attic	19,007
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,368	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1972	TYPICAL	TYPICAL	Average	Typical	179,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	116,949

Accpt Land	137,200	**Accepted Bldg**	116,900	**Total**	254,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B2101P0263
Reference 2	U-11-014/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.57	Acres-HS Size Adj	3,750.00	2,138	100%		2,138
Total Acres 0.57				Land Total		39,638

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	117,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	91,966

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	280	C 105	23,065	Avg.	78%	100%	100%	17,991
Wood Deck	1990	120	C 105	1,804	Avg.	78%	100%	100%	1,407
Wood Deck	1990	288	C 105	4,052	Avg.	78%	100%	100%	3,161
Frame Garage	1980	672	C 100	23,350	Avg.	79%	100%	100%	18,446
1,240 SFLA						Outbuilding Total			41,005

Accpt Land	39,600	Accepted Bldg	133,000	Total	172,600

Map/Lot: R05-113-E
Account: 2688 Card: 1 of 1 Location: 25 OLD FARM LANE

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	10/15/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	45,688

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	154,960
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	159,220

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	146,482

Accpt Land 45,700 **Accepted Bldg** 146,500 **Total** 192,200

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1722P0035
Reference 2	R-05-113/B0 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
7.90	Acres-Rear Land 1-10	2,500.00	19,750	100%		19,750
Total Acres 8.90					Land Total	64,438

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade B 95	Base	145,109
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	172 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,460
Heating	55% Hot Water BB	Cooling	0% None	Heat	-4,241
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	151,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	131,655

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST SHED....	1994	192	C 100	1,680	Avg.	86%	100%	100%	1,445
Frame Shed	1994	32	C 100	245	Avg.	86%	100%	100%	211
1 STORY GARAGE..	2001	896	C 100	29,729	Avg.	89%	100%	100%	26,459
ONE STORY FRAME	2005	120	B 95	10,285	Avg.	91%	100%	100%	9,359
Wood Deck	2004	24	B 95	539	Avg.	87%	100%	100%	469
1 ST BARN.....	1	1092	C 100	34,216	Avg-	57%	75%	100%	14,627
1,416 SFLA							Outbuilding Total		52,570

Accpt Land	64,400	Accepted Bldg	184,200	Total	248,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Private

Sale Data

Sale Date	06/24/2011
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B4413P0300
Reference 2	R-07-008/00 LOT 1 JB'S SUBDIVISION
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.90	Acres-Rear Land 1-10	2,500.00	17,250	100%		17,250
Total Acres 7.90					Land Total	62,625

Dwelling Description | **Replacement Cost New**

Ranch	One Story	2,170 Sqft	Grade B 100	Base	291,896
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	939 Sqft, Grade D	Basement Gar	None	Fin Bsmt	44,951
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	349,911

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	318,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN PORCH/BSMT	2004	53	B 100	2,735	Avg.	91%	100%	100%	2,489
Frame Garage	2004	840	B 100	32,354	Avg.	91%	100%	100%	29,442
Frame Garage	2004	432	B 100	18,994	Avg.	91%	100%	100%	17,285
Open Frame Porch	2004	64	B 100	2,192	Avg.	91%	100%	100%	1,995
Wood Deck	2004	404	B 100	6,140	Avg.	91%	100%	100%	5,587
Frame Shed	1998	72	C 100	551	Avg.	91%	100%	100%	501
Open Frame Porch	2004	24	C 100	894	Avg.	91%	100%	100%	814
Frame Shed	2004	96	C 100	735	Avg.	91%	100%	100%	669
2 STORY GARAGE	2014	2880	B 100	188,619	Avg+	97%	50%	100%	91,480
2,170 SFLA						Outbuilding Total			150,262

Accpt Land	62,600	Accepted Bldg	468,700	Total	531,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/13/2011
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4417P0112		
Reference 2	R-05-080/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29				Land Total		48,850

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	960 Sqft	Grade C 105	Base	179,664
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-13,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2002	TYPICAL	TYPICAL	Average	Typical	177,419

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	147,258

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2002	96	C 100	735	Avg.	90%	100%	100%	662
Barn 1S	1985	520	C 100	18,172	Avg.	81%	100%	100%	14,719
Open Frame Porch	2002	140	C 100	3,830	Avg.	90%	100%	100%	3,447
Encl Frame Porch	2002	96	C 100	4,369	Avg.	90%	100%	100%	3,932
Wood Deck	2002	180	C 100	2,482	Avg.	90%	100%	100%	2,234
ONE STORY FRAME	2002	168	C 105	13,839	Avg.	83%	100%	100%	11,486
Barn 1S	2018	280	D 100	9,839	Avg.	92%	100%	100%	9,052
2,088 SFLA						Outbuilding Total			45,532

Accpt Land	48,900	**Accepted Bldg**	192,800	**Total**	241,700

Name: BRYER, GEORGE S
BRYER, BARBARA G
Map/Lot: R05-122-012
Account: 2715 Card: 1 of 1 Location: 71 RIVER POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	09/20/2021
Sale Price	515,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.39	Acres-HS Size Adj	4,062.50	1,584	100%		1,584
Total Acres 0.39					Land Total	82,834

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,656 Sqft	Grade C 110	Base	202,924
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1080 Sqft, Grade C	Basement Gar	None	Fin Bsmt	66,129
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,372
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	278,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	256,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	576	C 110	22,678	Avg.	92%	100%	100%	20,864
Open Frame Porch	2020	160	C 110	4,770	Avg.	92%	100%	100%	4,388
Wood Deck	2020	144	C 110	2,226	Avg.	92%	100%	100%	2,048
1,656 SFLA							Outbuilding Total		27,300

Accpt Land	82,800	**Accepted Bldg**	283,500	**Total**	366,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/08/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3644P0027 B4136P0303		
Reference 2	U-01-146/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.33	Acres-Influence W Size Adj	21,875.00	7,219	100%		7,219
Total Acres 0.33				Land Total		225,969

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,320 Sqft	Grade B 100	Base	303,575
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	19,596
Attic	1/4 Finished			Attic	5,317
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1999	GOOD	GOOD	Good	Inadeq.	328,488

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	83%	100%	218,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	320	B 100	28,869	Good	80%	83%	100%	19,169
Unfin Basement	1890	320	B 100	1,840	Good	80%	94%	100%	1,384
Unfin Basement	1890	320	B 100	1,840	Good	80%	94%	100%	1,384
Unfinished Attic	1890	480	B 100	3,009	Good	80%	94%	100%	2,263
Unfin Basement	1890	480	B 100	2,760	Avg-	57%	100%	100%	1,573
Unfin Basement	1890	480	B 100	2,760	Poor	25%	100%	100%	690
2 Story/BASEMENT	1890	280	B 100	45,732	Good	80%	83%	100%	30,366
Wood Deck	2001	408	B 100	6,199	Good	80%	100%	100%	4,959
Wood Deck	2001	28	B 100	626	Good	80%	100%	100%	501
Encl Frame Porch	2006	98	B 100	5,118	Good	80%	100%	100%	4,094
3,520 SFLA						Outbuilding Total			66,383

Accpt Land	226,000	**Accepted Bldg**	284,500	**Total**	510,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/08/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2795P0191 (01/02)		
Reference 2	U-01-146/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	53	B 100	1,871	B Gr	80%	83%	100%	1,243
3,520 SFLA						Outbuilding Total			1,243

Accpt Land	0	**Accepted Bldg**	1,200	**Total**	1,200

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	226,000	284,500	510,500	226,000	284,500	510,500
2	0	1,200	1,200	0	1,200	1,200
TOTAL	226,000	285,700	511,700	226,000	285,700	511,700

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/22/2019
Sale Price	23,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2888P298 B4659P0002		
Reference 2	R-5-73-009 LOT #9 UPLAND SUB. PLAN		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	125%	Neighborho	54,688
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40					Land Total	65,063

Dwelling Description **Replacement Cost New**

Conventional	One Story	1,582 Sqft	Grade C 110	Base	193,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,686
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	198,543

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	182,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	576	C 110	22,678	Avg.	92%	100%	100%	20,864
Wood Deck	2020	80	C 110	1,329	Avg.	92%	100%	100%	1,223
Open Frame Porch	2021	132	C 100	3,628	Avg.	92%	100%	100%	3,338
1,582 SFLA						Outbuilding Total			25,425

Accpt Land	65,100	**Accepted Bldg**	208,100	**Total**	273,200

Neighborhood	SOUTHEAST		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	55 0 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2019			- - - - S O U N D V A L U E - - - -					4,000
								Outbuilding Total	4,000

Accpt Land	0	**Accepted Bldg**	4,000	**Total**	4,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/01/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4167P0293		
Reference 2	U-19-010/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 2 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.46	Acres-Rear Land 1-10	2,500.00	1,150	100%		1,150
Total Acres 1.46				Land Total		46,525

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,040 Sqft	Grade C 100	Base	203,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-7,384
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	200,781

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	162,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	72	C 100	1,105	Avg-	73%	100%	100%	807
Frame Garage	1979	720	C 100	24,718	Avg.	78%	100%	100%	19,280
Swimming Pool	1988	512	C 100	15,470	Avg.	99%	100%	100%	15,315
Frame Shed	1988	96	C 100	735	Avg.	83%	100%	100%	610
Frame Garage	1998	480	C 100	17,884	Avg.	88%	100%	100%	15,738
Wood Deck	2000	128	C 100	1,820	Avg.	89%	100%	100%	1,620
Res. Greenhouse	2014			----SOUND VALUE----					1,000
2,080 SFLA						Outbuilding Total			54,370

Accpt Land	46,500	Accepted Bldg	217,000	Total	263,500

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/17/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1918P0100 B1960P0258 B2300P0049		
Reference 2	R-05-074/A0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
12.01	R 20+-Rear 20+	625.00	7,506	100%		7,506
Total Acres 33.01					Land Total	93,131

Dwelling Description

Conventional	One & 1/2 Story	768 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	128,986
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	117,816

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	103,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1997	128	B 95	1,069	Avg.	88%	100%	100%	941
Frame Shed	1997	420	D 100	2,762	Fair	67%	100%	100%	1,851
Frame Shed	1998	336	C 100	2,570	Avg.	88%	100%	100%	2,262
Frame Shed	2000	1260	C 100	9,639	Avg.	89%	100%	100%	8,579
Frame Shed	2003	314	C 100	2,402	Avg-	80%	100%	100%	1,922
Wood Deck	2005	187	D 100	2,211	Fair	71%	100%	100%	1,570
1,152 SFLA						Outbuilding Total			17,125

Accpt Land	93,100	**Accepted Bldg**	120,800	**Total**	213,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	01/31/2003
Sale Price	26,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2993P0239 (01/03)		
Reference 2	R-04-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
8.03	Acres-Rear Land 1-10	2,500.00	20,075	80%	Open Space	16,060
2.00	Acres-Wasteland	75.00	150	80%	Open Space	120
Total Acres 11.03					Land Total	54,680

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,704 Sqft	Grade B 95	Base	217,752
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	223,957

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	203,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	114	C 100	3,172	Avg.	91%	100%	100%	2,887
1 Story/BASEMENT	2005	232	C 100	21,486	Avg.	91%	100%	100%	19,552
1 Story/BASEMENT	2005	390	C 100	36,119	Avg.	91%	100%	100%	32,868
Frame Garage	2005	784	C 100	26,540	Avg.	91%	100%	100%	24,151
Encl Frame Porch	2005	168	C 100	7,308	Avg.	91%	100%	100%	6,650
1SFr Overhang	2005	16	B 95	1,371	Avg.	91%	100%	100%	1,248
2,342 SFLA						Outbuilding Total			87,356

Accpt Land	54,700	**Accepted Bldg**	291,200	**Total**	345,900

Map/Lot: R04-010-A08
Account: 2144 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #8

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	04/01/2006
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	W-008		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1999	100	C 100	765	Avg.	88%	100%	100%	673
Young American..	1999	14X76	D 100	90,549	Avg.	75%	50%	100%	33,848
1,064 SFLA							Outbuilding Total		34,521

Accpt Land	0	**Accepted Bldg**	34,500	**Total**	34,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/23/2018
Sale Price	101,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4490P0261		
Reference 2	R-01-012/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.60	Acres-Rear Land 1-10	2,500.00	4,000	100%		4,000
Total Acres 2.60					Land Total	53,500

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1,271 Sqft	Grade C 100	Base	199,299
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	635 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	39,804
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	1,420
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	240,523

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	206,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	60	C 100	1,805	Avg.	92%	100%	100%	1,661
Wood Deck	2006	120	C 100	1,718	Avg.	92%	100%	100%	1,581
Wood Deck	2006	60	C 100	952	Avg.	92%	100%	100%	876
Wood Deck	2006	80	C 100	1,208	Avg.	92%	100%	100%	1,111
Frame Shed	2006	320	C 100	2,448	Avg.	92%	100%	100%	2,252
1,906 SFLA							Outbuilding Total		7,481

Accpt Land	53,500	**Accepted Bldg**	214,300	**Total**	267,800

Neighborhood	RURAL WEST
Tree Growth	2005
Zoning/Use	RURAL
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Gravel

Reference 1	B3026P0252 B4436P0315 & P0320		
Reference 2	R-01-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
35.00	Acres-Softwood	319.00	11,165	100%		11,165
46.00	Acres-Mixed Wood	393.00	18,078	100%		18,078
35.00	Acres-Hardwood	255.00	8,925	100%		8,925
Total Acres 129.00					Land Total	115,168

Dwelling Description **Replacement Cost New**

Conventional	Two Story	882 Sqft	Grade B 105	Base	189,827
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,383
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	Full Finished			Attic	16,701
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	217,055

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	85%	100%	169,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	480	D 100	5,425	Fair	70%	100%	100%	3,798
Wood Deck	2009	168	C 100	2,330	Avg.	92%	100%	100%	2,144
1 Story/BASEMENT	2009	378	C 105	36,758	Avg.	92%	80%	100%	27,054
Res. Greenhouse	2009	504	C 105	23,449	Avg.	92%	70%	100%	15,101
Frame Shed	2009	30	C 105	241	Avg.	92%	100%	100%	222
Open Frame Porch	2009	85	C 105	2,560	Avg.	92%	100%	100%	2,355
Wood Deck	2017	50	D 100	710	Avg.	92%	100%	100%	653
2,142 SFLA							Outbuilding Total		51,327

Accpt Land	115,200	**Accepted Bldg**	221,100	**Total**	336,300

Neighborhood	RURAL WEST
Tree Growth	2005
Zoning/Use	RURAL
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Gravel

Reference 1	B3026P0252 B4436P0315 & P0320
Reference 2	R-01-009/00 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Wasteland	75.00	450	100%		450
Total Acres 6.00				Land Total		450

Accpt Land 500 **Accepted Bldg** 0 **Total** 500

Name: BURCHSTEAD, AMY J/T
BURCHSTEAD, JEFFREY R

Map/Lot: R01-009

Account: 64

Location: 75 HIDDEN PASTURE LANE

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	115,200	221,100	336,300	115,200	221,100	336,300
2	500	0	500	500	0	500
TOTAL	115,700	221,100	336,800	115,700	221,100	336,800

Map/Lot: R05-116-016
Account: 2346 Card: 1 of 1 Location: 30 STONEWALL DRIVE

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/18/2019
Sale Price	475,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3343P0225 (08/04)		
Reference 2	R-5-116/16		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	175%	Neighborho	103,906
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
2.39	Acres-Rear Land 1-10	2,500.00	5,975	100%		5,975
Total Acres 3.39					Land Total	115,819

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,767 Sqft	Grade B 100	Base	312,388
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	16,330
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	2008	TYPICAL	TYPICAL	Good	Typical	328,718

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	322,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2006	63	C 100	482	Avg.	92%	100%	100%	443
Wood Deck	2007	64	C 100	1,004	Avg.	92%	100%	100%	924
Open Frame Porch	2007	60	B 100	2,076	Avg.	92%	100%	100%	1,910
1 & 1/2 STORY FR	2008	240	B 100	27,280	Avg+	97%	100%	100%	26,462
1.50 ST GARAGE..	2008	1232	B 100	100,765	Avg.	92%	100%	100%	92,704
1 Story/BASEMENT	2008	510	B 100	54,318	Avg+	97%	100%	100%	52,688
Open Frame Porch	2009	196	B 100	6,035	Avg.	92%	100%	100%	5,552
Wood Deck	2011	230	C 100	3,120	Avg.	92%	100%	100%	2,870
3,520 SFLA						Outbuilding Total			183,553

Accpt Land	115,800	**Accepted Bldg**	505,700	**Total**	621,500

Map/Lot: U07-014
Account: 1548 Card: 1 of 1 Location: 133 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/13/2014
Sale Price	72,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4789P0011 B4808P0290		
Reference 2	U-07-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31				Land Total		50,275

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,144 Sqft	Grade C 100	Base	127,440
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	572 Sqft, Grade C	Basement Gar	None	Fin Bsmt	31,840
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	2008	TYPICAL	TYPICAL	Average	Typical	159,280

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	121,053

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1968	38	C 100	2,981	Avg.	76%	100%	100%	2,266
1.75 ST GARAGE..	1968	936	C 100	81,725	Avg.	76%	100%	100%	62,111
Encl Frame Porch	2009	192	C 100	8,286	Avg.	92%	50%	100%	3,812
Frame Shed	2009	120	D 100	789	Avg.	92%	70%	100%	508
1,182 SFLA						Outbuilding Total			68,697

Accpt Land	50,300	**Accepted Bldg**	189,800	**Total**	240,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1996
Sale Price	23,460
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2198P0300		
Reference 2	R-03-086/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00				Land Total		43,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0	96	C 100	735	Avg.	65%	100%	100%	478
Wood Deck	0	32	C 100	595	Avg.	65%	100%	100%	387
14' Mobile Home	1985	14X66	D 100	80,784	Avg-	40%	50%	100%	16,157
Encl Frame Porch	2009	48	D 100	2,072	Avg.	92%	100%	100%	1,906
924 SFLA						Outbuilding Total			18,928

Accpt Land	43,500	**Accepted Bldg**	18,900	**Total**	62,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved
Reference 1	B0000P0000
Reference 2	W-003 SER #12234724
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1998	14X67	D 100	81,760	Avg-	65%	50%	100%	26,470
Wood Deck	2001	80	D 100	1,039	Avg-	79%	100%	100%	821
938 SFLA							Outbuilding Total		27,291

Accpt Land	0	**Accepted Bldg**	27,300	**Total**	27,300

Map/Lot: U21-009-001-B07
Account: 2340 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT B7

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/27/2020
Sale Price	29,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0032 (06/04)		
Reference 2	HANGAR UNIT B7		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D		V A L U E - - - -			30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B0670P0246
Reference 2	U-01-168/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.47	Acres-Commercial Prime	158,750	74,613	100%		74,613
Total Acres 1.47					Land Total	232,988

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT BANK.....	1971	2095	C 100	108,714	Avg.	74%	100%	100%	80,448
BANK WD AV.....	1971	2095	C 100	203,660	Avg.	74%	80%	100%	120,566
Open Frame Porch	1971	27	C 100	970	C Gr	74%	100%	100%	718
Encl Frame Porch	1971	48	C 100	2,410	C Gr	74%	100%	100%	1,783
CANOPY AV.....	1971	224	C 100	4,388	C Gr	74%	100%	100%	3,247
PAVING.....	0	5000	C 100	10,600	Avg.	65%	50%	100%	3,445
								Outbuilding Total	210,207

Accpt Land	233,000	**Accepted Bldg**	210,200	**Total**	443,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/04/2018
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3370P0042 (09/04)		
Reference 2	U-02-001/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%		103,125
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28				Land Total		106,975

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,000 Sqft	Grade B 95	Base	167,951
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-13,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1904	0	GOOD	GOOD	Average	Typical	166,003

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	107,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1904	208	B 95	17,826	Avg+	75%	100%	100%	13,370
ONE STORY FRAME	1904	180	B 95	15,428	Avg+	75%	100%	100%	11,571
Frame Garage	1904	392	B 95	16,800	Avg+	75%	100%	100%	12,600
Wood Deck	1980	322	C 100	4,292	Avg.	79%	100%	100%	3,391
Res. Greenhouse	1998	273	C 100	13,762	Avg.	88%	100%	100%	12,111
2 Story/BASEMENT	1904	240	B 95	37,239	Avg+	75%	100%	100%	27,929
1 Story/BASEMENT	1904	392	B 95	39,662	Avg+	75%	100%	100%	29,746
Frame Shed	2006	147	D 100	968	Avg-	82%	100%	100%	794
2,760 SFLA						Outbuilding Total			111,512

Accpt Land	107,000	**Accepted Bldg**	219,400	**Total**	326,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Gravel

Sale Data

Sale Date	05/01/2020
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0773P0135		
Reference 2	U-02-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%		103,125
0.51	Acres-HS Size Adj	13,750.00	7,013	100%		7,013
Total Acres 0.51				Land Total		110,138

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	708 Sqft	Grade C 100	Base	108,841
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-8,797
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,885
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	98,159

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	55,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	28	C 100	214	Avg-	57%	100%	100%	122
Frame Shed	2004	35	D 100	230	Avg-	81%	100%	100%	186
1 & 1/2 STORY FR	1980	432	C 100	42,698	Avg-	57%	90%	100%	21,904
Wood Deck	1980	192	C 100	2,635	Avg-	57%	100%	100%	1,502
1,710 SFLA						Outbuilding Total			23,714

Accpt Land	110,100	**Accepted Bldg**	79,700	**Total**	189,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/2000
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2585P0309 07/00		
Reference 2	R-03-071/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29				Land Total		50,225

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	135,463

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	100,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	216	C 100	2,941	Avg.	74%	100%	100%	2,176
1,120 SFLA						Outbuilding Total			2,176

Accpt Land	50,200	**Accepted Bldg**	102,400	**Total**	152,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/07/2017
Sale Price	229,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #9 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-009		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29				Land Total		41,975

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	155,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	142,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2012	784	C 100	26,540	Avg.	92%	100%	100%	24,417
1,456 SFLA						Outbuilding Total			24,417

Accpt Land	42,000	**Accepted Bldg**	167,200	**Total**	209,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/14/2003
Sale Price	40,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3169P0037 (10/03)		
Reference 2	R-03-011/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00					Land Total	62,000

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,066 Sqft	Grade C 100	Base	124,689
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-6,623
Fin. Basement Area	213 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,856
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	129,922

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	109,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1986	64	C 100	1,004	Avg.	82%	100%	100%	823
Wood Deck	1986	128	C 100	1,820	Avg.	82%	100%	100%	1,492
Frame Shed	1986	144	C 100	1,101	Avg.	82%	100%	100%	903
AB.GR. POOL.....	2000	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,066 SFLA							Outbuilding Total		4,456

Accpt Land	62,000	**Accepted Bldg**	113,600	**Total**	175,600

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/30/2022
Sale Price	142,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3490P0070		
Reference 2	R-05-056/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19				Land Total		48,600

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	768 Sqft	Grade B 95	Base	149,082
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Excellent	Typical	153,736

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	94%	100%	95%	137,286

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME 1,624 SFLA	1970	280	D 100	18,891	Exc.	94%	100%	95%	16,870
						Outbuilding Total			16,870

Accpt Land	48,600	**Accepted Bldg**	154,200	**Total**	202,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/13/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1161P0232 B4185P0001		
Reference 2	R-07-025/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.33	Acres-Rear Land 1-10	2,500.00	3,325	100%		3,325
Total Acres 2.33					Land Total	48,700

Dwelling Description **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 105	Base	106,114
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	561 Sqft, Grade C	Basement Gar	None	Fin Bsmt	32,789
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Above Average	Typical	145,604

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	125,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1972	352	C 105	14,951	Avg+	86%	100%	100%	12,858
Frame Shed	2020	192	C 100	1,469	Avg.	92%	100%	100%	1,351
864 SFLA						Outbuilding Total			14,209

Accpt Land	48,700	**Accepted Bldg**	139,400	**Total**	188,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/24/2022
Sale Price	296,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1211P0010		
Reference 2	R-05-042/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50				Land Total		39,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,248 Sqft	Grade C 100	Base	145,977
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	150,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	138,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2005	112	B 100	985	Avg.	91%	100%	100%	896
Wood Deck	2015	168	C 100	2,330	Avg.	92%	100%	100%	2,144
1,248 SFLA						Outbuilding Total			3,040

Accpt Land	39,800	Accepted Bldg	141,300	Total	181,100

Name: CAPLIN, WENDY A
KULP, DENISE A
Map/Lot: U01-138
Account: 1277 Card: 1 of 1 Location: 19 BRADBURY STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/25/2020
Sale Price	396,350
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3963P0152 B4291P0122		
Reference 2	U-01-138/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.34	Acres-Influence W Size Adj	21,875.00	7,438	100%		7,438
Total Acres 0.34				Land Total		226,188

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,075 Sqft	Grade C 105	Base	128,256
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	633 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	39,916
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Above Average	Typical	177,118

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	143,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1958	36	C 105	679	Avg+	81%	100%	100%	550
1SFr Overhang	1958	37	C 105	3,048	Avg+	81%	100%	100%	2,469
Frame Garage	1958	768	C 105	27,388	Avg+	81%	100%	100%	22,184
1,112 SFLA						Outbuilding Total			25,203

Accpt Land	226,200	Accepted Bldg	168,700	Total	394,900

Map/Lot: R05-121-A
Account: 782 Card: 1 of 1 Location: 47 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/10/2011
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4373P0301		
Reference 2	R05-121/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
0.74	Acres-HS Size Adj	4,062.50	3,006	100%		3,006
Total Acres 0.74				Land Total		43,631

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	500 Sqft	Grade B 95	Base	90,000
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Average	Typical	101,626

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	66,057

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1840	357	B 95	44,355	Avg.	65%	100%	100%	28,831
Encl Frame Porch	1840	176	B 95	8,340	Avg.	65%	100%	100%	5,421
ONE STORY FRAME	1840	24	B 95	2,058	Avg.	65%	100%	100%	1,338
Wood Deck	1840	400	C 100	5,288	Avg.	65%	100%	100%	3,437
Frame Shed	1998	240	C 100	1,836	Avg.	88%	100%	100%	1,616
Frame Shed	1840	70	D 100	460	Fair	42%	100%	100%	193
1,524 SFLA						Outbuilding Total			40,836

Accpt Land	43,600	**Accepted Bldg**	106,900	**Total**	150,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3588P0158
Reference 2	R-03-069/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	630 Sqft	Grade B 95	Base	111,176
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,276
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	2006	TYPICAL	TYPICAL	Good	Typical	110,003

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	88,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1885	240	B 95	29,629	Good	80%	100%	100%	23,703
Encl Frame Porch	1885	30	B 95	1,830	Good	80%	100%	100%	1,464
Open Frame Porch	1960	40	C 100	1,299	Avg.	69%	100%	100%	896
Frame Garage	1970	720	C 100	24,718	Avg.	74%	100%	100%	18,291
Frame Garage	2006	1144	C 100	36,790	Avg.	92%	100%	100%	33,847
Wood Deck	2006	96	B 95	1,542	Good	98%	100%	100%	1,511
Canopy	2006	300	C 100	3,868	Avg.	92%	100%	100%	3,559
Canopy	2006	300	C 100	3,868	Avg.	92%	100%	100%	3,559
1,462 SFLA						Outbuilding Total			86,830

Accpt Land 49,500 **Accepted Bldg** 174,800 **Total** 224,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2021			- - - - S O U N D V A L U E - - - -					14,000
								Outbuilding Total	14,000

Accpt Land	0	**Accepted Bldg**	14,000	**Total**	14,000

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2531P0109B3172P210		
Reference 2	R-05-116/14 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	50%	Neighborho	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
1.45	Acres-Waterfront Rear	16,250.00	23,563	100%		23,563
Total Acres 2.45					Land Total	229,813

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,560 Sqft	Grade B 105	Base	295,374
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	440 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,492
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	325,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	289,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	561	C 100	7,340	Avg.	90%	100%	100%	6,606
Frame Shed	2008	160	C 100	1,224	Avg.	92%	100%	100%	1,126
2,340 SFLA							Outbuilding Total		7,732

Accpt Land	229,800	**Accepted Bldg**	297,000	**Total**	526,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/07/2016
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3926P0185		
Reference 2	U-01-126/00 0000000000		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.21	Acres-HS Size Adj	13,750.00	2,888	100%		2,888
Total Acres 0.21				Land Total		140,388

Dwelling Description

				Replacement Cost New	
Conventional	One Story	520 Sqft	Grade B 100	Base	66,617
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,126
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Above Average	Typical	79,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	77,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2009	384	B 100	49,901	Avg+	97%	100%	100%	48,404
1 Story/BASEMENT	2009	240	B 100	25,561	Avg+	97%	100%	100%	24,794
Wood Deck	2009	56	B 100	1,036	Avg+	97%	100%	100%	1,005
Wood Deck	2009	230	C 100	3,120	Avg+	97%	100%	100%	3,026
Frame Shed	2021	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,336 SFLA						Outbuilding Total			78,580

Accpt Land	140,400	**Accepted Bldg**	156,100	**Total**	296,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	SteepAbove Street
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1334P0306
Reference 2	U-13-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		41,275

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	768 Sqft	Grade C 105	Base	140,417
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-10,735
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,888
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	122,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	97,007

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1974	96	C 105	1,481	Avg.	79%	100%	100%	1,170
Encl Frame Porch	1974	80	C 105	3,901	Avg.	79%	100%	100%	3,082
Frame Shed	1974	80	C 105	642	Avg.	79%	100%	100%	507
Frame Shed	1975	64	C	0	Avg.	70%	100%	100%	0
1,344 SFLA						Outbuilding Total			4,759

Accpt Land	41,300	**Accepted Bldg**	101,800	**Total**	143,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/20/2007
Sale Price	137,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3868P0001		
Reference 2	R-05-116/13 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	40%	Neighborho	137,500
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
0.01	Acres-Waterfront Rear	16,250.00	163	100%		163
Total Acres 1.01				Land Total		172,038

Accpt Land 172,000 **Accepted Bldg** 0 **Total** 172,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/19/2001
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2762P0082 11/01		
Reference 2	R-1-029-E		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10				Land Total		52,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	114,536
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	None	Fin Bsmt	38,297
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	159,933

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	90%	100%	132,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2006	144	C 100	1,101	Avg.	92%	100%	100%	1,013
Open Frame Porch	2008	320	C 100	8,386	Avg-	82%	70%	100%	4,814
960 SFLA						Outbuilding Total			5,827

Accpt Land	52,300	**Accepted Bldg**	138,300	**Total**	190,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/31/2023
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1436P0182		
Reference 2	R-06-042/C0 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.95	Acres-HS Size Adj	4,500.00	4,275	100%		4,275
Total Acres 0.95				Land Total		49,275

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	920 Sqft	Grade D 100	Base	66,104
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,533
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,404
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	54,167

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	47,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	64	D 100	864	Avg.	88%	100%	100%	760
ONE STORY FRAME	1985	168	D 100	11,335	Avg-	72%	0%	100%	0
CAMP OR CABIN...	1980	224	E 100	4,720	Avg-	70%	100%	100%	3,304
1,088 SFLA						Outbuilding Total			4,064

Accpt Land	49,300	**Accepted Bldg**	51,700	**Total**	101,000

Name: CATALDO, LOUIS H
CATALDO, LINDA L
Map/Lot: U18-005-B
Account: 1794 Card: 1 of 1 Location: 770 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	12/29/2017
Sale Price	163,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4029P0243		
Reference 2	U-18-005/B0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.70	Acres-Commercial Size Adj	15,875.00	11,113	100%		11,113
Total Acres 0.70				Land Total		153,613

Dwelling Description **Replacement Cost New**

Ranch	One Story	840 Sqft	Grade D 95	Base	80,273
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,136
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,350
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Inadeq.	67,787

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	99%	100%	53,016

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN WOOD.....	1975	1344	D 100	50,479	Avg.	76%	100%	100%	38,364
OFFICE WOOD.....	1975	504	D 100	28,835	Avg.	76%	100%	100%	21,915
PAVING.....	1975	5200	C 100	11,024	Avg.	76%	50%	100%	4,189
MAN WOOD.....	2018	1296	D 100	49,356	Avg.	92%	100%	100%	45,408
Encl Frame Porch	2018	64	D 100	2,634	Avg.	92%	100%	100%	2,423
840 SFLA						Outbuilding Total			112,299

Accpt Land	153,600	**Accepted Bldg**	165,300	**Total**	318,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	03/18/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4261P0081		
Reference 2	R-07-051/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.50	Acres-Rear Land 1-10	2,500.00	11,250	100%		11,250
Total Acres 5.50				Land Total		56,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1993	14X68	D 100	82,737	Avg-	54%	50%	100%	22,132
Wood Deck	1993	48	C 100	800	Avg.	85%	100%	100%	680
Frame Shed	1993	48	E 100	272	Poor	51%	100%	100%	139
952 SFLA							Outbuilding Total		22,951

Accpt Land	56,600	**Accepted Bldg**	23,000	**Total**	79,600

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	U-15-006/A01
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X76	D 100	90,549	Avg.	58%	50%	100%	26,087
Wood Deck	1995	120	C 100	1,718	Avg.	86%	100%	100%	1,477
1,064 SFLA							Outbuilding Total		27,564

Accpt Land 0 **Accepted Bldg** 27,600 **Total** 27,600

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterDugwell/Lake
Street	Paved
Reference 1	B1651P0294
Reference 2	U-19-001/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	6 50 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.76	Acres-Rear Land 1-10	2,500.00	1,900	100%		1,900
Total Acres 0.76				Land Total		114,400

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,140 Sqft	Grade C 105	Base	140,012
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,550
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Below Average	Typical	149,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	94,036

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1956	60	C 105	3,045	Avg-	63%	100%	100%	1,918
Encl Frame Porch	1956	121	C 105	5,659	Avg-	63%	100%	100%	3,565
Frame Garage	1956	440	C 105	17,581	Avg-	63%	100%	100%	11,076
Frame Garage	1960	592	B 100	24,234	Avg-	61%	100%	100%	14,783
1,140 SFLA						Outbuilding Total			31,342

Accpt Land	114,400	**Accepted Bldg**	125,400	**Total**	239,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/31/2020
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4459P0214		
Reference 2	R-05-074/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50				Land Total		49,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade B 95	Base	145,109
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	145,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	127,696

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	160	C 100	2,228	Avg.	88%	100%	100%	1,961
Wood Deck	1998	16	C 100	391	Avg.	88%	100%	100%	344
Wood Deck	1998	56	C 100	901	Avg.	88%	100%	100%	793
1 ST BARN.....	2006	216	C 100	9,645	Avg.	92%	100%	100%	8,873
1,296 SFLA						Outbuilding Total			11,971

Accpt Land	49,400	**Accepted Bldg**	139,700	**Total**	189,100

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0662P0086 (1969)
Reference 2	R-01-026/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%	Restrictio	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Restrictio	4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		27,500

Land	23,300	**Accepted Bldg**	0	**Total**	23,300

Map/Lot: R01-001-A
Account: 2004 Card: 1 of 1 Location: BRADFORD RD

Neighborhood	RURAL WEST
Zoning/Use	UTILITY ROW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-01-001/A
Tran/Land/Bldg	0 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
61.00	Acres-Rear Land 1-10	2,500.00	152,500	100%		152,500
Total Acres 61.00				Land Total		152,500

Land	129,300	**Accepted Bldg**	0	**Total**	129,300

Map/Lot: R01-026-A
Account: 2005 Card: 1 of 1 Location: BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	UTILITY ROW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-01-26/A
Tran/Land/Bldg	1 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 7.00				Land Total		17,500

Land	14,800	**Accepted Bldg**	0	**Total**	14,800

Neighborhood	RURAL WEST
Zoning/Use	UTILITY ROW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-02-33/A
Tran/Land/Bldg	1 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
45.00	Acres-Rear Land 1-10	2,500.00	112,500	100%		112,500
Total Acres 45.00				Land Total		112,500

Land	95,400	**Accepted Bldg**	0	**Total**	95,400

Neighborhood	RURAL WEST		
Zoning/Use	UTILITY ROW		
Topography	Rolling		
Utilities	NoWater/NoSewer		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	R-03-87		
Tran/Land/Bldg	1 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	Acres-Rear Land 1-10	2,500.00	87,500	100%		87,500
Total Acres 35.00				Land Total		87,500

Land	74,200	**Accepted Bldg**	0	**Total**	74,200

Neighborhood	RURAL NORTHWEST		
Zoning/Use	UTILITY ROW		
Topography	Rolling		
Utilities	NoWater/NoSewer		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	R-03-88		
Tran/Land/Bldg	1 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
24.00	Acres-Rear Land 1-10	2,500.00	60,000	100%		60,000
Total Acres 24.00				Land Total		60,000

Land	50,900	**Accepted Bldg**	0	**Total**	50,900

Neighborhood	SOUTHEAST
Zoning/Use	UTILITY ROW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-07-028
Tran/Land/Bldg	1 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 5.00				Land Total		12,500

Land	10,600	**Accepted Bldg**	0	**Total**	10,600

Map/Lot: R07-035
Account: 2013 Card: 1 of 1 Location: TWO BRIDGE ROAD

Neighborhood	SOUTHEAST
Zoning/Use	UTILITY ROW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-07-035
Tran/Land/Bldg	1 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 3.00				Land Total		7,500

Land	6,400	**Accepted Bldg**	0	**Total**	6,400

Map/Lot: R07-058
Account: 2014 Card: 1 of 1 Location: TRANS.LINE & SERV. BLDG.

Neighborhood	SOUTHWEST
Zoning/Use	UTILITY ROW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-07-058/00
Tran/Land/Bldg	1 3 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
19.86	R 20+-Rear 20+	625.00	12,413	100%		12,413
Total Acres 40.86				Land Total		91,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1965	4050	C 100	188,549	Avg-	63%	60%	100%	71,272
WAREHOUSE ST....	2000	960	C 100	44,693	Avg-	79%	100%	100%	35,307
ONE STORY FRAME	2010	120	B 100	10,826	Avg+	97%	100%	100%	10,501
SUB. FOOTING	2011	1	C 100	57,240	Avg+	97%	100%	100%	55,523
UTILITY BLDG....	2011	80	B 100	11,946	Avg+	97%	100%	100%	11,588
120 SFLA						Outbuilding Total			184,191

Land 77,300 **Accepted Bldg** 184,200 **Total** 261,500

Neighborhood	SOUTHWEST
Zoning/Use	UTILITY ROW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-07-072
Tran/Land/Bldg	1 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	Acres-Rear Land 1-10	2,500.00	87,500	100%		87,500
Total Acres 35.00				Land Total		87,500

Land	74,200	**Accepted Bldg**	0	**Total**	74,200

Neighborhood	SOUTHWEST		
Zoning/Use	UTILITY ROW		
Topography	Rolling		
Utilities	NoWater/NoSewer		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	R-07-080		
Tran/Land/Bldg	1 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
61.00	Acres-Rear Land 1-10	2,500.00	152,500	100%		152,500
Total Acres 61.00				Land Total		152,500

Land	129,300	**Accepted Bldg**	0	**Total**	129,300

Neighborhood	SOUTHWEST
Zoning/Use	UTILITY ROW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-07-092
Tran/Land/Bldg	1 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
34.00	R 20+-Rear 20+	625.00	21,250	100%		21,250
Total Acres 54.00				Land Total		58,750

Land	49,800	**Accepted Bldg**	0	**Total**	49,800

Neighborhood	U.S. RTE 1
Zoning/Use	UTILITY ROW
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	U-10-005
Tran/Land/Bldg	1 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
42.00	Acres-Rear Land 1-10	2,500.00	105,000	100%		105,000
Total Acres 42.00				Land Total		105,000

Land	89,000	**Accepted Bldg**	0	**Total**	89,000

Neighborhood	SOUTHWEST
Zoning/Use	UTILITY ROW
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	U-15-001
Tran/Land/Bldg	1 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
78.00	Acres-Rear Land 1-10	2,500.00	195,000	100%		195,000
Total Acres 78.00				Land Total		195,000

Land	165,400	**Accepted Bldg**	0	**Total**	165,400

Map/Lot: U10-012
Account: 2129 Card: 1 of 1 Location: SOUTH SIDE BIRCH POINT RD

Neighborhood	SOUTHEAST
Zoning/Use	UTILITY ROW
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	U-10-012
Tran/Land/Bldg	3 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.80	Acres-Rear Land 1-10	2,500.00	12,000	100%		12,000
Total Acres 4.80				Land Total		12,000

Land 10,200 **Accepted Bldg** 0 **Total** 10,200

Map/Lot: R07-057
Account: 2130 Card: 1 of 1 Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/01/1940
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B0435P0430		
Reference 2	R-07-057		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.00	Acres-Rear Land 11-20	1,250.00	10,000	100%		10,000
Total Acres 19.00				Land Total		80,375

Land	68,200	**Accepted Bldg**	0	**Total**	68,200

Neighborhood	SOUTHEAST
Zoning/Use	INDUSTRIAL-OLD FERRY RD
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	109

Sale Data

Sale Date	10/13/2017
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
20.00	Acres-Industrial 1-20	4,750.00	95,000	100%		95,000
8.45	Acres-Industrial 20+	2,125.00	17,956	100%		17,956
Total Acres 29.45					Land Total	160,631

Accpt Land	160,600	**Accepted Bldg**	0	**Total**	160,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/01/1940
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B0439P0377		
Reference 2	R07-001 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
5.81	Acres-Rear Land 11-20	1,250.00	7,263	100%		7,263
Total Acres 16.81				Land Total		77,638

Land	65,800	**Accepted Bldg**	0	**Total**	65,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/01/1959
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B0546P0497		
Reference 2	CMP-005	0000000000	
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.34	Acres-HS Size Adj	4,500.00	1,530	100%		1,530
Total Acres 0.34				Land Total		46,530

Land	39,400	**Accepted Bldg**	0	**Total**	39,400

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography	Level		
Utilities	NoWater/NoSewer		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	CMP-001		
Tran/Land/Bldg	1 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land	20,680,000	**Accepted Bldg**	0	**Total**	20,680,000

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography	Level		
Utilities	NoWater/NoSewer		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	CMP-002		
Tran/Land/Bldg	1 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land	5,435,500	**Accepted Bldg**	0	**Total**	5,435,500

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography	Level		
Utilities	NoWater/NoSewer		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	CMP-003		
Tran/Land/Bldg	1 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land	17,037,800	**Accepted Bldg**	0	**Total**	17,037,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/19/2010
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4344P0100		
Reference 2	R-07-071/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.69	Acres-Rear Land 1-10	2,500.00	1,725	100%		1,725
Total Acres 1.69				Land Total		42,975

Land	36,500	**Accepted Bldg**	0	**Total**	36,500

Map/Lot: R08-006-001
Account: 1966 Card: 1 of 1 Location: 1 TWIN RIVERS DRIVE

Neighborhood	SOUTHEAST
Zoning/Use	INDUSTRIAL-OLD FERRY RD
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/15/2009
Sale Price	450,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4144P0119		
Reference 2	R-8-6/1		
Tran/Land/Bldg	0 3 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
1.81	Acres-Industrial 1-20	4,750.00	8,598	100%		8,598
Total Acres 2.81					Land Total	56,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
UTILITY BLDG....	2009	7200	AA105	753,891	Avg.	92%	100%	100%	693,580
PAVING.....	2009	10000	C 100	21,200	Avg.	92%	100%	100%	19,504
SINGLE LIGHT....	2009	5	C 100	7,625	Avg.	92%	100%	100%	7,015
SPRINKLERS/00...	2009	7200	C 100	76,501	Avg.	92%	100%	100%	70,381
SLAB.....	2009	7200	AA105	36,619	Avg.	92%	100%	100%	33,689
								Outbuilding Total	824,169

Accpt Land	56,300	**Accepted Bldg**	824,200	**Total**	880,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/03/2006
Sale Price	49,999
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3752P0178		
Reference 2	R-8-4/A SD PLAN 02/14/2005		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	130%	Neighborho	53,625
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.91	Acres-Rear Land 1-10	2,500.00	2,275	100%		2,275
Total Acres 1.91				Land Total		60,025

Land	50,900	**Accepted Bldg**	0	**Total**	50,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/01/1999
Sale Price	7,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2475P0129		
Reference 2	R-07-081/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	10%	Size/Shape	3,750
0.30	Acres-HS Size Adj	3,750.00	1,125	100%		1,125
Total Acres 0.30					Land Total	4,875

Land	4,100	**Accepted Bldg**	0	**Total**	4,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/26/2018
Sale Price	292,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3674P0168 B3955P0144		
Reference 2	R-3-9/5		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.66	Acres-Rear Land 1-10	2,500.00	6,650	100%		6,650
Total Acres 3.66					Land Total	47,150

Dwelling Description				**Replacement Cost New**	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	208,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	950 Sqft, Grade B	Basement Gar	None	Fin Bsmt	60,813
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	277,027

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	90%	100%	229,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	480	B 100	14,301	Avg.	92%	100%	100%	13,157
Wood Deck	2007	192	C 100	2,635	Avg.	92%	100%	100%	2,424
Frame Garage	2018	576	C 100	20,616	Avg.	92%	100%	100%	18,967
1,960 SFLA							Outbuilding Total		34,548

Accpt Land	47,200	**Accepted Bldg**	263,900	**Total**	311,100

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	BILL OF SALE 03/01/2017
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	2001	14X66	D 100	80,784	Avg.	79%	50%	100%	31,737
Wood Deck	2004	154	C 100	2,151	Avg.	91%	100%	100%	1,957
924 SFLA						Outbuilding Total			33,694

Accpt Land	0	**Accepted Bldg**	33,700	**Total**	33,700

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/02/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4614P0294		
Reference 2	R-01-039-E		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.29	Acres-Rear Land 1-10	2,500.00	5,725	100%		5,725
Total Acres 3.29					Land Total	55,225

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade C 105	Base	192,578
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	197,051

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	181,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2013	240	C 105	23,339	Avg.	92%	100%	100%	21,472
Frame Garage	2013	784	C 105	27,866	Avg.	92%	100%	100%	25,637
Open Frame Porch	2013	72	C 105	2,215	Avg.	92%	100%	100%	2,038
Wood Deck	2013	180	C 105	2,606	Avg.	92%	100%	100%	2,398
Patio	2013	144	C 100	1,565	Avg.	92%	100%	100%	1,440
BSMT ENTRY.....	2013	30	C 100	459	Avg.	92%	100%	100%	422
Frame Shed	2014	240	C 100	1,836	Avg.	92%	100%	100%	1,689
Frame Shed	2015	64	C 100	490	Avg.	92%	100%	100%	451
1,808 SFLA							Outbuilding Total		55,547

Accpt Land	55,200	**Accepted Bldg**	236,800	**Total**	292,000

Map/Lot: R01-039-A
Account: 126 Card: 1 of 1 Location: 154 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/12/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	B4765P0095		
Reference 2	R-01-039/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.60	Acres-Rear Land 1-10	2,500.00	6,500	100%		6,500
Total Acres 3.60					Land Total	56,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	Base	123,968
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	123,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	102,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	360	C 100	4,778	Avg.	81%	100%	100%	3,870
1.50 ST GARAGE..	1991	832	C 100	60,541	Avg.	84%	100%	100%	50,854
Frame Shed	2005	80	C 100	612	Avg.	91%	100%	100%	557
Frame Shed	2007	192	C 100	1,469	Avg.	92%	100%	100%	1,351
Frame Shed	2007	288	B 100	2,534	Avg.	92%	100%	100%	2,331
CARPORT.....	2010	648	D 100	8,710	Avg.	92%	50%	100%	4,006
Frame Shed	2020	64	D 100	421	Avg.	92%	100%	100%	387
1,152 SFLA							Outbuilding Total		63,356

Accpt Land 56,000 **Accepted Bldg** 166,200 **Total** 222,200

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/30/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1108P0025 B4740P0176		
Reference 2	U-05-019/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.54	Acres-Commercial Size Adj	4,750.00	2,565	100%		2,565
Total Acres 0.54					Land Total	50,253

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1970	1008	C 100	42,040	Fair	52%	100%	100%	21,861
OFFICE MEZZ	0	240	C 100	10,990	Avg.	65%	100%	100%	7,144
								Outbuilding Total	29,005

Accpt Land	50,300	**Accepted Bldg**	29,000	**Total**	79,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/20/2018
Sale Price	36,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4634P0109		
Reference 2	R03-018-A		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 25 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.85	Acres-Rear Land 1-10	2,500.00	4,625	100%		4,625
Total Acres 2.85					Land Total	54,125

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	105,142

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	96,731

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2018	64	C 100	1,004	Avg.	92%	100%	100%	924
Frame Garage	2018	896	C 100	29,729	Avg.	92%	100%	100%	27,351
1,680 SFLA						Outbuilding Total			28,275

Accpt Land	54,100	Accepted Bldg	125,000	Total	179,100

Map/Lot: U05-004-B
Account: 1463 Card: 1 of 1 Location: 18 CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/22/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4597P0206		
Reference 2	U-05-004/B 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125
Total Acres 1.45					Land Total	86,625

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,188 Sqft	Grade B 100	Base	273,217
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,532
Attic	1/2 Finished			Attic	9,827
FirePlaces	2			Fireplace	9,800
Insulation	Capped Only			Insulation	-485
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1856	2013	OLD TYPE	Old Type	Above Average	Typical	298,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	75%	55%	100%	123,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1856	12	B 100	679	Avg-	57%	50%	100%	194
1.5 Story/BSMT	1856	540	B 100	70,172	V.G.	85%	50%	100%	29,823
Open Frame Porch	1856	252	B 100	7,665	Avg-	57%	40%	100%	1,748
Frame Garage	1950	572	C 100	20,502	Avg.	65%	100%	100%	13,326
1.50 ST BARN....	1800	832	C 100	42,065	Avg.	65%	100%	100%	27,342
3,186 SFLA							Outbuilding Total		72,433

Accpt Land	86,600	**Accepted Bldg**	195,700	**Total**	282,300

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3032P0073 (04/03)
Reference 2	R-01-035-B 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
9.29	R 20+-Rear 20+	625.00	5,806	100%		5,806
Total Acres 30.29					Land Total	92,806

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 110	Base	149,352
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-9,700
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Good	Typical	139,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	132,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	478	B 110	7,948	Good	95%	100%	100%	7,551
Canopy	2005	84	D 100	992	Fair	71%	100%	100%	704
Frame Garage	2009	384	C 100	15,150	Avg.	92%	100%	100%	13,938
Frame Garage	2009	508	C 100	18,680	Avg.	92%	100%	100%	17,186
FIN APT/1 ST BARN	2012	896	C 100	43,680	Avg.	92%	100%	100%	40,186
ONE STORY FRAME	2015			- - - - S O U N D V A L U E - - - -					4,800
1,152 SFLA							Outbuilding Total		84,365

Accpt Land	92,800	Accepted Bldg	217,000	Total	309,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/30/2014
Sale Price	182,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4785P0300		
Reference 2	U-10-024/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02				Land Total		45,425

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,248 Sqft	Grade C 105	Base	153,276
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	436 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,757
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	184,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	145,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	140	C 105	2,071	Avg.	79%	100%	100%	1,636
1.25 ST GARAGE..	1975	672	C 100	36,530	Avg.	76%	100%	100%	27,763
Swimming Pool	1975	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Frame Shed	1975	64	D 100	421	Avg.	76%	100%	100%	320
Encl Frame Porch	2005	112	C 100	5,021	Avg.	91%	100%	100%	4,569
Wood Deck	2013	120	C 100	1,718	Avg.	92%	100%	100%	1,581
1,248 SFLA						Outbuilding Total			43,021

Accpt Land	45,400	**Accepted Bldg**	188,800	**Total**	234,200

Neighborhood	RURAL WEST		
Zoning/Use	NEQ. WATERSHED		
Topography	Level		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.12	Acres-Rear Land 1-10	2,500.00	5,300	100%		5,300
Total Acres 3.12				Land Total		54,800

Accpt Land	54,800	**Accepted Bldg**	0	**Total**	54,800

Map/Lot: R05-063-A
Account: 674 Card: 1 of 1 Location: 213 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2008
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4056P0244		
Reference 2	R-05-063/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00					Land Total	73,125

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade B 95	Base	183,529
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	520 Sqft, Grade D	Basement Gar	None	Fin Bsmt	23,648
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	214,934

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	86%	100%	95%	175,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1992	144	B 95	14,570	Avg.	86%	100%	95%	11,903
Wood Deck	1992	72	C 100	1,105	Avg.	86%	100%	95%	902
Wood Deck	1992	192	C 100	2,635	Avg.	86%	100%	95%	2,153
CONVENIENCE STORE	1992	1008	C 100	86,612	Avg.	85%	100%	95%	69,939
1.25 ST BARN....	1992	924	C 100	36,880	Avg-	75%	100%	95%	26,277
1.50 ST GARAGE..	1992	624	B 95	50,758	Avg.	86%	100%	95%	41,469
1 ST BARN.....	2009	1800	B 100	62,188	Avg.	92%	100%	95%	54,352
CANOPY AV.....	2009	680	D 100	11,455	Avg-	82%	100%	95%	8,923
CANOPY AV.....	2009	240	D 100	4,043	Avg-	82%	100%	95%	3,149
ONE STORY FRAME	2015	400	C 100	31,380	Avg.	92%	100%	95%	27,426
2,364 SFLA							Outbuilding Total		246,493

Accpt Land	73,100	Accepted Bldg	422,100	Total	495,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2703P0288		
Reference 2	U-18-005/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.30	Acres-Rear Land 1-10	2,500.00	5,750	100%		5,750
Total Acres 3.30				Land Total		51,125

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,836 Sqft	Grade D 100	Base	131,921
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,020
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,803
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Fair	Typical	111,762

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	90%	100%	65,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	180	D 100	4,165	Fair	65%	90%	100%	2,436
Frame Shed	1991			- - - - S O U N D V A L U E - - - -					200
Wood Deck	1994	120	C 100	1,718	Avg-	76%	100%	100%	1,306
1,836 SFLA						Outbuilding Total			3,942

Accpt Land	51,100	Accepted Bldg	69,300	Total	120,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2703P0288		
Reference 2	U-18-005/17 0000000000		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Sites-Mobile Home Site	15,875.00	31,750	100%		31,750
Total Acres 0.00					Land Total	31,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1970	12X56	D 100	61,119	Fair	30%	50%	100%	9,168
672 SFLA								Outbuilding Total	9,168

Accpt Land	31,800	**Accepted Bldg**	9,200	**Total**	41,000

Map/Lot: U18-5-17
Account: 1805 Card: 1 of 1 Location: 94 SHADY LANE LOT #3

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/2008
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2703P0288		
Reference 2	U-18-517/05 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1965	10X56	D 100	54,999	Poor	20%	50%	100%	5,500
560 SFLA						Outbuilding Total			5,500

Accpt Land	0	**Accepted Bldg**	5,500	**Total**	5,500

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography	Level		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Sale Data

Sale Date	08/23/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.23	Acres-Rear Land 1-10	2,500.00	3,075	75%	Size/Shape	2,306
Total Acres 2.23				Land Total		51,806

Accpt Land	51,800	**Accepted Bldg**	0	**Total**	51,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1992P0106
Reference 2	R-03-084/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		38,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	900 Sqft	Grade B 95	Base	158,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	163,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	139,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	72	C 100	1,105	Avg.	89%	100%	100%	983
1,575 SFLA						Outbuilding Total			983

Accpt Land	38,800	Accepted Bldg	140,100	Total	178,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/30/2011
Sale Price	134,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4470P0198		
Reference 2	R-02-010/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
21.00	Acres-Rear Land 11-20	1,250.00	26,250	100%		26,250
Total Acres 32.00					Land Total	100,750

Dwelling Description | **Replacement Cost New**

Colonial	Two Story	864 Sqft	Grade B 105	Base	204,548
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Good	Typical	209,692

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	199,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1994	288	B 105	9,149	Avg.	86%	100%	100%	7,868
Wood Deck	1994	288	B 105	4,660	Avg.	86%	100%	100%	4,008
Frame Shed	1994	240	D 100	1,579	Avg.	86%	100%	100%	1,358
Wood Deck	1994	192	B 105	3,182	Avg.	86%	100%	100%	2,737
Frame Garage	2006	720	B 100	28,425	Avg.	92%	100%	100%	26,151
1,728 SFLA						Outbuilding Total			42,122

Accpt Land	100,800	**Accepted Bldg**	241,300	**Total**	342,100

Map/Lot: R01-017-B
Account: 2210 Card: 1 of 1 Location: 129 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/03/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2687P0011 06/01		
Reference 2	R-01-017/B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.42	Acres-Rear Land 1-10	2,500.00	1,050	100%		1,050
Total Acres 1.42					Land Total	50,550

Dwelling Description

				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade C 100	Base	88,036
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	2003	TYPICAL	TYPICAL	Average	Typical	77,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	70,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2001	1024	C 100	33,374	Avg.	89%	100%	100%	29,703
Frame Shed	2001	99	C 100	758	Avg.	89%	100%	100%	675
Wood Deck	2003	120	D 100	1,478	Avg.	90%	100%	100%	1,330
ONE STORY FRAME	2003	96	C 100	7,531	Avg.	90%	100%	100%	6,778
Patio	2001	100	D 100	984	Avg.	89%	100%	100%	876
Frame Shed	2003	28	D 100	184	Avg.	90%	100%	100%	166
Frame Shed	2003	24	D 100	158	Avg.	90%	100%	100%	142
864 SFLA						Outbuilding Total			39,670

Accpt Land	50,600	**Accepted Bldg**	109,700	**Total**	160,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0835P0279
Reference 2	R-07-082/A0 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 54 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.77	Acres-HS Size Adj	3,750.00	2,888	100%		2,888
Total Acres 0.77					Land Total	40,388

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	760 Sqft	Grade C 105	Base	144,626
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-4,648
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Average	Typical	139,978

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	90,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1948	418	C 105	5,794	Avg.	68%	95%	100%	3,743
1.75 ST GARAGE..	1948	480	C 100	41,910	Avg.	65%	100%	100%	27,242
1,330 SFLA							Outbuilding Total		30,985

Accpt Land	40,400	Accepted Bldg	121,400	Total	161,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0930P0152
Reference 2	R-07-082/B0 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.63	Acres-HS Size Adj	3,750.00	2,363	100%		2,363
Total Acres 0.63				Land Total		39,863

Accpt Land 39,900 **Accepted Bldg** 0 **Total** 39,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/07/2022
Sale Price	69,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4283P0221		
Reference 2	R-6-023		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.68	Acres-Rear Land 1-10	2,500.00	9,200	100%		9,200
Total Acres 4.68					Land Total	57,325

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,008 Sqft	Grade C 100	Base	179,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade C	Basement Gar	None	Fin Bsmt	28,055
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	216,239

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	198,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2023	624	C 100	21,984	Avg.	92%	100%	100%	20,225
Wood Deck	2023	288	C 100	3,860	Avg.	92%	100%	100%	3,551
2,016 SFLA						Outbuilding Total			23,776

Accpt Land	57,300	**Accepted Bldg**	222,700	**Total**	280,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0763P0078 B4772P0195
Reference 2	R-05-105/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.86	Acres-HS Size Adj	4,375.00	3,763	100%		3,763
Total Acres 0.86				Land Total		47,513

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,176 Sqft	Grade B 95	Base	143,123
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	984 Sqft, Grade D	Basement Gar	None	Fin Bsmt	47,105
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2010	TYPICAL	TYPICAL	Average	Typical	190,228

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	146,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1970	28	B 95	2,400	Avg.	77%	100%	100%	1,848
1.50 ST GARAGE..	2010	784	C 100	57,292	Avg.	92%	100%	100%	52,709
Swimming Pool	1970	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Encl Frame Porch	2010	120	C 100	5,348	Avg.	92%	100%	100%	4,920
1,204 SFLA						Outbuilding Total			66,629

Accpt Land	47,500	Accepted Bldg	213,100	Total	260,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0890P0105
Reference 2	U-07-011/E0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.72	Acres-HS Size Adj	4,500.00	3,240	100%		3,240
Total Acres 0.72					Land Total	48,240

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	128,986
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,784
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1998	TYPICAL	TYPICAL	Above Average	Typical	142,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	122,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	144	C 100	3,931	Avg.	88%	100%	100%	3,459
3/4S AD/GAR.....	1999	896	C 100	61,335	Avg.	88%	100%	100%	53,975
Wood Deck	1999	200	C 100	2,738	Avg.	88%	100%	100%	2,409
Wood Deck	1999	72	C 100	1,105	Avg.	88%	100%	100%	972
Frame Shed	2009	60	D 100	395	Avg.	92%	100%	100%	363
Wood Deck	1999	32	C 100	595	Avg.	88%	100%	100%	524
1,152 SFLA							Outbuilding Total		61,702

Accpt Land	48,200	Accepted Bldg	184,500	Total	232,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/21/2018
Sale Price	157,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3426P0141 B4136P0236		
Reference 2	R-02-038/F0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,368 Sqft	Grade C 100	Base	160,014
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,211
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	2004	TYPICAL	TYPICAL	Average	Typical	146,063

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	122,693

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1988	64	C 100	3,062	Avg.	84%	100%	100%	2,572
Frame Garage	1988	672	C 100	23,350	Avg.	84%	100%	100%	19,614
ONE STORY FRAME	2004	126	C 100	9,885	Avg.	84%	100%	100%	8,303
Wood Deck	2005	560	C 100	7,328	Avg.	84%	100%	100%	6,156
1,494 SFLA						Outbuilding Total			36,645

Accpt Land	49,500	**Accepted Bldg**	159,300	**Total**	208,800

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/19/2021
Sale Price	835,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3471P0143
Reference 2	U-06-017/00 0000000000
Tran/Land/Bldg	1 1 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
1.00	Acres-Commercial Size Adj	11,875.00	11,875	100%		11,875
0.46	Acres-Commercial 1-20	4,750.00	2,185	100%		2,185
Total Acres 1.46				Land Total		240,685

Dwelling Description | **Replacement Cost New**

Colonial	One & 3/4 Story	1,121 Sqft	Grade A 95	Base	258,628
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,700
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15	HEARTH			
Bedrooms	14	Add Fixtures	0		
Baths	9	Half Baths	3	Plumbing	54,230
Attic	Floor & Stairs			Attic	3,040
FirePlaces	4			Fireplace	16,297
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	GOOD	GOOD	Good	Typical	337,895

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	270,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1850	1008	A 95	164,102	Good	80%	100%	100%	131,282
ONE STORY FRAME	1850	684	A 95	68,310	Good	80%	100%	100%	54,648
Open Frame Porch	1850	153	A 95	5,296	Good	80%	100%	100%	4,237
Open Frame Porch	1850	336	A 95	11,191	Good	80%	100%	100%	8,953
Open Frame Porch	1850	210	A 95	7,132	Good	80%	100%	100%	5,706
Open Frame Porch	1998	150	A 95	5,199	Good	80%	100%	100%	4,159
3/4S AD/GAR.....	2009	420	B 100	35,639	Good	98%	100%	100%	34,926
1 & 3/4 STORY FR	2009	812	B 100	106,196	Avg.	92%	100%	100%	97,700
ONE STORY FRAME	2023	144	C 100	11,296	Avg.	92%	100%	100%	10,392
Open Frame Porch	2023	96	C 100	2,716	Avg.	92%	100%	100%	2,499
5,975 SFLA						Outbuilding Total			354,502

Accpt Land	240,700	Accepted Bldg	624,800	Total	865,500

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/19/2021
Sale Price	835,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3471P0143		
Reference 2	U-06-017/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2023	160	C 100	2,228	Avg.	92%	100%	100%	2,050
Wood Deck	2023	48	C 100	800	Avg.	92%	100%	100%	736
5,975 SFLA						Outbuilding Total			2,786

Accpt Land	0	**Accepted Bldg**	2,800	**Total**	2,800

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	240,700	624,800	865,500	240,700	624,800	865,500
2	0	2,800	2,800	0	2,800	2,800
TOTAL	240,700	627,600	868,300	240,700	627,600	868,300

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	576 Sqft	Grade B 95	Base	96,740
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	96,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	87,066

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	49	B 95	2,676	Avg.	90%	100%	100%	2,408
Open Frame Porch	2002	96	B 95	2,968	Avg.	90%	100%	100%	2,671
Wood Deck	2002	96	B 95	1,541	Avg.	90%	100%	100%	1,387
ONE STORY FRAME	2010	96	B 95	8,229	Avg.	90%	100%	100%	7,406
960 SFLA							Outbuilding Total		13,872

Accpt Land	0	**Accepted Bldg**	100,900	**Total**	100,900

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LODGE.....	1970	4376	B 100	278,907	Avg.	74%	100%	100%	206,391
FIN. BASEMENT	1970	4376	B 100	268,850	Avg.	74%	100%	100%	198,949
2.00 ST BARN....	1970	2400	B 100	199,059	Avg.	74%	100%	100%	147,304
ONE STORY FRAME	2007	2336	B 100	210,748	Avg.	92%	100%	100%	193,888
CONCRETE PLATFRM	2007	2400	C 100	14,424	Avg.	92%	100%	100%	13,270
COOLER.....	2007	70	C 100	3,179	Avg.	92%	100%	100%	2,925
3,296 SFLA							Outbuilding Total		762,727

Accpt Land	0	**Accepted Bldg**	762,700	**Total**	762,700

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
UTILITY BLDG....	2007	324	C 100	25,906	Avg.	92%	100%	100%	23,834
Open Frame Porch	2007	144	C 100	3,931	Avg.	92%	100%	100%	3,617
UTILITY BLDG....	2007	324	C 100	25,906	Avg.	92%	100%	100%	23,834
Open Frame Porch	2007	144	C 100	3,931	Avg.	92%	100%	100%	3,617
3,296 SFLA							Outbuilding Total		54,902

Accpt Land	0	**Accepted Bldg**	54,900	**Total**	54,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	0	100,900	100,900	0	100,900	100,900
2	0	762,700	762,700	0	762,700	762,700
3	0	54,900	54,900	0	54,900	54,900
TOTAL	0	918,500	918,500	0	918,500	918,500

Map/Lot: R09-003-ON2
Account: 2706 Card: 1 of 1 Location: 485 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2015			- - - - S O U N D V A L U E - - - -					7,700
								Outbuilding Total	7,700

Accpt Land	0	**Accepted Bldg**	7,700	**Total**	7,700

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	1			- - - - S O U N D V A L U E - - - -					600
								Outbuilding Total	600

Accpt Land	0	**Accepted Bldg**	600	**Total**	600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2017			- - - - S O U N D V A L U E - - - -					2,800
								Outbuilding Total	2,800

Accpt Land	0	**Accepted Bldg**	2,800	**Total**	2,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/01/2008
Sale Price	250,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4032P0269 B4034P0312		
Reference 2	R-07-002/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	17 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
28.32	Acres-Waterfront Rear	16,250.00	460,200	100%		460,200
Total Acres 29.32				Land Total		838,325

Accpt Land 838,300 **Accepted Bldg** 0 **Total** 838,300

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1758P0127
Reference 2	R-07-002/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
105.00	Acres-Waterfront Rear	16,250.00	1,706,250	100%		1,706,250
Total Acres 106.00				Land Total		1,850,625

Accpt Land 1,850,600 **Accepted Bldg** 0 **Total** 1,850,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 7 16
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	275%		945,313
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
310.00	Acres-Waterfront Rear	16,250.00	5,037,500	100%		5,037,500
Total Acres 311.00				Land Total		6,017,188

Dwelling Description **Replacement Cost New**

Cottage/Camp	One Story	572 Sqft	Grade D 115	Base	63,019
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,514
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,765
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	55,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	47,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	156	D 115	12,104	Avg.	86%	100%	100%	10,409
Wood Deck	1992	24	D 115	489	Avg.	86%	100%	100%	421
728 SFLA						Outbuilding Total			10,830

Accpt Land 6,017,200 **Accepted Bldg** 58,800 **Total** 6,076,000

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	177,940
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	177,940

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	115,661

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FA/1FR	1900	874	C 100	84,658	Avg.	65%	100%	100%	55,028
ONE STORY FRAME	1900	240	C 100	18,828	Avg.	65%	100%	100%	12,238
Open Frame Porch	1900	54	C 100	1,654	Avg.	65%	100%	100%	1,075
ONE STORY FRAME	1900	150	C 100	11,768	Avg.	65%	100%	100%	7,649
FA/1FR	1900	126	C 100	12,205	Avg.	65%	100%	100%	7,933
Frame Shed	1900	350	C 100	2,678	Avg.	65%	100%	100%	1,741
3,680 SFLA							Outbuilding Total		85,664

Accpt Land	0	**Accepted Bldg**	201,300	**Total**	201,300

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Other	One Story	1,020 Sqft	Grade D 100	Base	87,947
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-14,792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,557
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	71,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	45,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME 1,060 SFLA	1960	40	D 100	2,699	Avg-	64%	100%	100%	1,727
							Outbuilding Total		1,727

Accpt Land	0	**Accepted Bldg**	47,600	**Total**	47,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description

						Replacement Cost New
Cottage/Camp	One Story		780 Sqft	Grade D 110	Base	82,199
Exterior	WOOD SHINGLE		Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0		Roof Cover	Asphalt Shingles	Roof	0
						0
						0
Foundation	Piers		Basement	None	Basement	-12,443
Fin. Basement Area	None		Basement Gar	None	Fin Bsmt	0
Heating	100%	Not Heated	Cooling	100% None	Heat	-4,912
Rooms	4		HEARTH			
Bedrooms	2		Add Fixtures	0		
Baths	0		Half Baths	0	Plumbing	-4,030
Attic	None				Attic	0
FirePlaces	0				Fireplace	0
Insulation	None				Insulation	-1,310
Unfin. Living Area	NONE				Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	59,504

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	45,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	80	D 110	3,515	Avg.	77%	100%	100%	2,707
Frame Shed	1970	176	C 100	1,346	Avg.	74%	100%	100%	996
780 SFLA						Outbuilding Total			3,703

Accpt Land	0	**Accepted Bldg**	49,500	**Total**	49,500

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description

						Replacement Cost New
Cottage/Camp	One Story	864 Sqft	Grade C 100	Base	96,249
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-14,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-5,751
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	769	Insulation	-1,534
Unfin. Living Area	11%			Unfinished	-3,711

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	None	None	Average	.....	66,424

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	41%	100%	25,055

Accpt Land	0	Accepted Bldg	25,100	Total	25,100

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description

						Replacement Cost New
Cottage/Camp	One Story	560 Sqft	Grade D 100	Base	59,015
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	Dry Full Bmt	Basement	-1,710
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-3,206
Rooms	3	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	560	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	54,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	39,492

Accpt Land	0	Accepted Bldg	39,500	Total	39,500

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Cottage/Camp	One Story	720 Sqft	Grade D 110	Base	75,876
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	Dry Full Bmt	Basement	-2,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-4,534
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Inadeq.	68,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	99%	100%	58,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1992	80	D 110	3,515	Avg.	86%	99%	100%	2,993
720 SFLA						Outbuilding Total			2,993

Accpt Land	0	**Accepted Bldg**	61,700	**Total**	61,700

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description **Replacement Cost New**

Cottage/Camp	One Story	1,275 Sqft	Grade D 100	Base	124,592
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-18,490
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-7,299
Rooms	1	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,275	Insulation	-1,946
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	93,193

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	60,575

Accpt Land	0	Accepted Bldg	60,600	Total	60,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description

					Replacement Cost New
Cottage/Camp	One Story	1,272 Sqft	Grade D 100	Base	119,424
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-18,446
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-7,281
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,221
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Obsolete	Old Type	Below Average	Typical	94,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	Location	68%	78%	100%	50,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	168	D 100	3,904	Avg-	68%	78%	100%	2,071
Frame Shed	1900	200	C 100	1,530	Avg.	65%	100%	100%	994
Frame Shed	1900	160	D 100	1,052	Avg.	65%	100%	100%	684
1 ST BARN.....	1900	3934	C 100	113,935	Avg.	65%	100%	100%	74,058
AV POLE SHED....	1900	1440	C 100	9,072	Avg.	65%	100%	100%	5,897
Frame Garage	1960	650	C 100	22,724	Avg.	69%	100%	100%	15,680
Frame Shed	1960	192	C 100	1,469	Avg.	69%	100%	100%	1,014
AV POLE SHED....	1960	400	C 100	2,520	Avg.	69%	100%	100%	1,739
Res. Greenhouse	2014			- - - - S O U N D V A L U E - - - -					8,000
Frame Shed	2014	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,272 SFLA						Outbuilding Total			111,488

Accpt Land	0	**Accepted Bldg**	161,800	**Total**	161,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 7 16
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAMP OR CABIN...	1960	392	C 100	11,162	Avg.	69%	100%	100%	7,702
CAMP OR CABIN...	1960	392	C 100	11,162	Avg.	69%	100%	100%	7,702
CAMP OR CABIN...	1960	392	C 100	11,162	Avg.	69%	100%	100%	7,702
CAMP OR CABIN...	1960	392	C 100	11,162	Avg.	69%	100%	100%	7,702
CAMP OR CABIN...	1960	392	C 100	11,162	Avg.	69%	100%	100%	7,702
CAMP OR CABIN...	1960	392	C 100	11,162	Avg.	69%	100%	100%	7,702
CAMP OR CABIN...	1960	720	C 100	20,502	Avg.	69%	100%	100%	14,146
CAMP OR CABIN...	1960	492	C 100	14,010	Avg.	69%	100%	100%	9,667
CAMP OR CABIN...	1960	450	C 100	12,814	Avg.	69%	100%	100%	8,842
CAMP OR CABIN...	1960	665	C 100	18,936	Avg.	69%	100%	100%	13,066
1,272 SFLA							Outbuilding Total		91,933

Accpt Land 0 **Accepted Bldg** 91,900 **Total** 91,900

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0772P0026
Reference 2	R-09-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAMP OR CABIN...	1960	372	C 100	10,592	Avg.	69%	100%	100%	7,308
CAMP OR CABIN...	1960	392	C 100	11,162	Avg.	69%	100%	100%	7,702
CAMP OR CABIN...	1960	288	C 100	8,201	Avg.	69%	100%	100%	5,659
CAMP OR CABIN...	1960	656	C 100	18,680	Avg.	69%	100%	100%	12,889
CAMP OR CABIN...	1960	544	C 100	15,490	Avg.	69%	100%	100%	10,688
Frame Shed	1960	308	C 100	2,356	Avg.	69%	100%	100%	1,626
Frame Shed	1960	576	C 100	4,406	Avg.	69%	100%	100%	3,040
Frame Shed	1960	128	C 100	979	Avg.	69%	100%	100%	676
Frame Shed	1960	68	C 100	520	Avg.	69%	100%	100%	359
Open Frame Porch	1970	120	C 100	3,324	Avg.	74%	100%	100%	2,460
1,272 SFLA							Outbuilding Total		52,407

Accpt Land 0 **Accepted Bldg** 52,400 **Total** 52,400

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	6,017,200	58,800	6,076,000	6,017,200	58,800	6,076,000
2	0	201,300	201,300	0	201,300	201,300
3	0	47,600	47,600	0	47,600	47,600
4	0	49,500	49,500	0	49,500	49,500
5	0	25,100	25,100	0	25,100	25,100
6	0	39,500	39,500	0	39,500	39,500
7	0	61,700	61,700	0	61,700	61,700
8	0	60,600	60,600	0	60,600	60,600
9	0	161,800	161,800	0	161,800	161,800
10	0	91,900	91,900	0	91,900	91,900
11	0	52,400	52,400	0	52,400	52,400
TOTAL	6,017,200	850,200	6,867,400	6,017,200	850,200	6,867,400

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0613P0006
Reference 2	R-09-003/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 109

Dwelling Description

					Replacement Cost New
Other	One Story	720 Sqft	Grade D 100	Base	68,288
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,441
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,122
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	53,725

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	47,278

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	2000	5832	B 100	446,173	Avg.	89%	100%	100%	397,094
CLUBHOUSE.....	2000	4465	B 100	281,894	Avg.	89%	100%	100%	250,886
GARAGE FRAME ..	2000	624	B 100	31,494	Avg.	89%	100%	100%	28,030
Open Frame Porch	2000	495	B 100	14,739	Avg.	89%	100%	100%	13,118
Wood Deck	2000	64	B 100	1,154	Avg.	89%	100%	100%	1,027
Wood Deck	2000	1430	B 100	21,182	Avg.	89%	100%	100%	18,852
FA/2FR	2000	832	B 100	139,956	Avg-	79%	100%	100%	110,565
Tennis Court	1960	7200	C 100	36,450	Avg.	69%	100%	100%	25,150
Tennis Court	1960	7200	B 100	41,918	Avg.	69%	100%	100%	28,923
1 Story/BASEMENT 1,026 SFLA	2000	306	C 100	28,340	Avg.	89%	100%	100%	25,223
						Outbuilding Total			898,868

Accpt Land	0	Accepted Bldg	946,100	Total	946,100

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0613P0006
Reference 2	R-09-003/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	221	C 100	5,880	Avg.	89%	100%	100%	5,233
AV POLE SHED....	2000	308	C 100	1,940	Avg.	89%	100%	100%	1,727
Frame Shed	2000	1020	C 100	7,802	Avg.	89%	100%	100%	6,944
Frame Shed	2000	1020	C 100	7,802	Avg.	89%	100%	100%	6,944
Frame Shed	2000	1020	C 100	7,802	Avg.	89%	100%	100%	6,944
Frame Shed	2006	120	C 100	918	Avg.	92%	100%	100%	845
Frame Shed	2013			----SOUND VALUE----					3,600
1,026 SFLA								Outbuilding Total	32,237

Accpt Land	0	**Accepted Bldg**	32,200	**Total**	32,200

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0613P0006
Reference 2	R-09-003/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 109

Dwelling Description **Replacement Cost New**

Cottage/Camp	One Story	720 Sqft	Grade D 110	Base	83,464
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-11,485
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,534
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	720	Insulation	-1,209
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Good	Typical	66,236

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	63,587

Accpt Land 0 **Accepted Bldg** 63,600 **Total** 63,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0613P0006
Reference 2	R-09-003/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SCHOOL/1000.....	1989	9980	B 100	1,808,906	Avg.	83%	100%	100%	1,501,392
Open Frame Porch	1989	585	B 100	17,359	Avg.	83%	100%	100%	14,408
Frame Shed	1989	90	C 100	689	Avg.	83%	100%	100%	572
SOLAR PANELS	2021	64	C 100	3,200	Avg.	92%	100%	100%	2,944
720 SFLA							Outbuilding Total		1,519,316

Accpt Land 0 **Accepted Bldg** 1,519,300 **Total** 1,519,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 107

Dwelling Description

Conventional	Two Story	864 Sqft	Grade B 100	Base	180,640
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,227
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-7,055
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	171,789

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	158,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2018	216	B 100	19,486	Avg.	92%	100%	100%	17,927
ONE STORY FRAME	2018	216	B 100	19,486	Avg.	92%	100%	100%	17,927
ONE STORY FRAME	2018	216	B 100	19,486	Avg.	92%	100%	100%	17,927
ONE STORY FRAME	2018	216	B 100	19,486	Avg.	92%	100%	100%	17,927
Open Frame Porch	2018	216	B 100	6,616	Avg.	92%	100%	100%	6,087
Open Frame Porch	2018	216	B 100	6,616	Avg.	92%	100%	100%	6,087
Wood Deck	2018	216	B 100	3,382	Avg.	92%	100%	100%	3,111
Wood Deck	2018	216	B 100	3,382	Avg.	92%	100%	100%	3,111
Frame Shed	2019	288	C 100	2,204	Avg.	92%	100%	100%	2,028
Frame Shed	2019	288	C 100	2,204	Avg.	92%	100%	100%	2,028
2,592 SFLA							Outbuilding Total		94,160

Accpt Land	0	**Accepted Bldg**	252,200	**Total**	252,200

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAMP OR CABIN...	2019	512	A 100	19,535	Avg.	92%	500%	100%	89,860
Open Frame Porch	2019	32	A 100	1,469	Avg.	92%	500%	100%	6,755
Open Frame Porch	2019	32	A 100	1,469	Avg.	92%	500%	100%	6,755
Frame Shed	2019	585	A 100	5,996	Avg.	92%	100%	100%	5,516
Open Frame Porch	2019	208	A 100	7,439	Avg.	92%	100%	100%	6,844
Frame Shed	2019	247	A 100	2,532	Avg.	92%	100%	100%	2,329
CAMP OR CABIN...	2019	533	A 100	20,338	Avg.	92%	100%	100%	18,711
Open Frame Porch	2019	654	A 100	22,568	Avg.	92%	100%	100%	20,763
ONE STORY FRAME	2019	143	A 100	15,032	Avg.	92%	100%	100%	13,829
ONE STORY FRAME	2019	221	A 100	23,232	Avg.	92%	100%	100%	21,373
2,956 SFLA							Outbuilding Total		192,735

Accpt Land	0	**Accepted Bldg**	192,700	**Total**	192,700

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0613P0006
Reference 2	R-09-003/00 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAMP OR CABIN...	2022	452	D 100	11,069	Avg.	92%	100%	100%	10,183
CAMP OR CABIN...	2022	452	D 100	11,069	Avg.	92%	100%	100%	10,183
2,956 SFLA							Outbuilding Total		20,366

Accpt Land	0	**Accepted Bldg**	20,400	**Total**	20,400

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	0	946,100	946,100	0	946,100	946,100
2	0	32,200	32,200	0	32,200	32,200
3	0	63,600	63,600	0	63,600	63,600
4	0	1,519,300	1,519,300	0	1,519,300	1,519,300
5	0	252,200	252,200	0	252,200	252,200
6	0	192,700	192,700	0	192,700	192,700
7	0	20,400	20,400	0	20,400	20,400
TOTAL	0	3,026,500	3,026,500	0	3,026,500	3,026,500

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description

Cape Cod	One & 3/4 Story	1,600 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	276,795
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-10,437
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	276,041

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	220,833

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1978	35	C 105	1,231	Avg.	80%	100%	100%	985
1 & 1/2 STORY FR	1978	415	C 105	43,069	Avg.	80%	100%	100%	34,455
Wood Deck	1978	120	C 105	1,804	Avg.	80%	100%	100%	1,443
Frame Shed	1978	120	C 100	918	Avg.	78%	100%	100%	716
3,422 SFLA							Outbuilding Total		37,599

Accpt Land	0	**Accepted Bldg**	258,400	**Total**	258,400

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Cottage/Camp	One Story	400 Sqft	Grade D 110	Base	42,153
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-6,381
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,847
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	33,925

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	26,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	160	D 110	6,602	Avg.	77%	100%	100%	5,084
Frame Shed	1970	88	C 100	674	Avg.	74%	100%	100%	499
400 SFLA						Outbuilding Total			5,583

Accpt Land	0	**Accepted Bldg**	31,700	**Total**	31,700

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	840 Sqft	Grade C 105	Base	138,302
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	138,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	118,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1992	252	C 105	24,506	Avg.	86%	100%	100%	21,075
Open Frame Porch	1992	36	C 105	1,258	Avg.	86%	100%	100%	1,082
Wood Deck	1992	250	C 105	3,544	Avg.	86%	100%	100%	3,048
1,512 SFLA						Outbuilding Total			25,205

Accpt Land	0	**Accepted Bldg**	144,100	**Total**	144,100

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Cottage/Camp	One Story	640 Sqft	Grade D 110	Base	67,445
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-4,030
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,343
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,075
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	53,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	45,988

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	24	D 110	468	Avg.	86%	100%	100%	402
640 SFLA						Outbuilding Total			402

Accpt Land	0	**Accepted Bldg**	46,400	**Total**	46,400

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Cottage/Camp	One Story	640 Sqft	Grade D 110	Base	67,445
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-4,030
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,075
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	52,131

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	44,833

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	24	D 110	468	Avg.	86%	100%	100%	402
640 SFLA						Outbuilding Total			402

Accpt Land	0	**Accepted Bldg**	45,200	**Total**	45,200

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1,122 Sqft	Grade D 100	Base	107,491
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	563 Sqft, Grade D	Basement Gar	None	Fin Bsmt	26,951
Heating	100% Not Heated	Cooling	100% None	Heat	-6,423
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	Floor & Stairs			Attic	2,055
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,713
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	132,025

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	113,541

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	48	D 100	1,291	Avg.	86%	100%	100%	1,110
ONE STORY FRAME	1992	135	D 100	9,109	Avg.	86%	100%	100%	7,834
Wood Deck	1992	126	D 100	1,542	Avg.	86%	100%	100%	1,326
1,257 SFLA							Outbuilding Total		10,270

Accpt Land	0	**Accepted Bldg**	123,800	**Total**	123,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	546 Sqft	Grade C 100	Base	85,616
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	89,876

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	67,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	580	C 100	45,501	Avg+	75%	100%	100%	34,126
ONE STORY FRAME	1900	532	C 100	41,735	Avg+	75%	100%	100%	31,301
Unfinished Attic	1900	532	C 100	2,900	Avg+	75%	100%	100%	2,175
ONE STORY FRAME	1900	336	C 100	26,359	Avg+	75%	100%	100%	19,769
Open Frame Porch	1900	32	C 100	1,096	Avg+	75%	100%	100%	822
2,267 SFLA							Outbuilding Total		88,193

Accpt Land	0	**Accepted Bldg**	155,600	**Total**	155,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description

Cape Cod	One & 1/2 Story	690 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	118,204
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	122,858

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	79,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	441	B 95	37,798	Avg.	65%	100%	100%	24,569
UA/1Fa	1900	532	B 95	48,501	Avg.	65%	100%	100%	31,526
ONE STORY FRAME	1900	336	B 95	28,798	Avg.	65%	100%	100%	18,719
Open Frame Porch	1900	32	B 95	1,199	Avg.	65%	100%	100%	779
1 & 1/2 STORY FR	1900	72	B 95	7,775	Avg.	65%	100%	100%	5,054
1,920 SFLA							Outbuilding Total		80,647

Accpt Land	0	**Accepted Bldg**	160,500	**Total**	160,500

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description

Cape Cod	One & 1/2 Story	1,092 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	187,070
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	194,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	126,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	240	B 95	6,949	Avg.	65%	100%	100%	4,517
Res. Greenhouse	1900	180	C 100	10,311	Fair	42%	100%	100%	4,331
1.25 S Barn	1900	1100	B 95	43,562	Avg.	65%	100%	100%	28,315
2.00 S Barn	1900	2772	B 95	144,860	Avg.	65%	100%	100%	94,159
Barn 1S	1900	144	C 100	7,625	Avg.	65%	100%	100%	4,956
AV POLE SHED....	1900	600	C 100	3,780	Avg.	65%	100%	100%	2,457
Frame Shed	1900	16	C 100	122	Avg.	65%	100%	100%	79
Shed.....	1900	220	C 100	1,682	Avg.	65%	100%	100%	1,093
1,638 SFLA							Outbuilding Total		139,907

Accpt Land	0	**Accepted Bldg**	266,000	**Total**	266,000

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0849P0086
Reference 2	R-09-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Dwelling Description — **Replacement Cost New**

Cottage/Camp	One Story	720 Sqft	Grade D 110	Base	74,359
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-11,485
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,534
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,209
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	57,131

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	50,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	240	D 110	6,019	Avg.	89%	100%	100%	5,357
Frame Garage	1960	308	C 100	12,985	Avg.	69%	100%	100%	8,960
AV POLE SHED....	1960	180	D 100	975	Fair	46%	100%	100%	448
720 SFLA						Outbuilding Total			14,765

Accpt Land	0	**Accepted Bldg**	65,600	**Total**	65,600

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	0	258,400	258,400	0	258,400	258,400
2	0	31,700	31,700	0	31,700	31,700
3	0	144,100	144,100	0	144,100	144,100
4	0	46,400	46,400	0	46,400	46,400
5	0	45,200	45,200	0	45,200	45,200
6	0	123,800	123,800	0	123,800	123,800
7	0	155,600	155,600	0	155,600	155,600
8	0	160,500	160,500	0	160,500	160,500
9	0	266,000	266,000	0	266,000	266,000
10	0	65,600	65,600	0	65,600	65,600
TOTAL	0	1,297,300	1,297,300	0	1,297,300	1,297,300

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL S-R
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B4069P0238
Reference 2	U-19-4A
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	17 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
4.24	R 20+-Rear 20+	625.00	2,650	100%		2,650
Total Acres 25.24				Land Total		102,650

Accpt Land 102,700 **Accepted Bldg** 0 **Total** 102,700

Map/Lot: R09-006
Account: 1100 Card: 1 of 1 Location: 235 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA S-RP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/29/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2158P0001 B3958P0028		
Reference 2	R-09-006/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
20.00	Acres-Waterfront Rear	16,250.00	325,000	100%		325,000
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.00	R 20+-Rear 20+	625.00	6,250	100%		6,250
Total Acres 50.00					Land Total	510,625

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1,460 Sqft	Grade C 100	Base	228,936
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Hot Water BB	Cooling	0% None	Heat	-2,915
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-3,887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Fair	Typical	224,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	94,489

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	132	C 100	10,355	Fair	42%	100%	100%	4,349
Frame Garage	1890	528	C 100	19,250	Fair	42%	100%	100%	8,085
STORE FRAME.....	1972	396	D 100	34,182	Avg.	75%	100%	100%	25,636
SHOWER ROOM.....	1890	1032	C 100	31,505	Avg.	65%	100%	100%	20,478
Frame Shed	1890			----SOUND VALUE----					900
Swimming Pool	1890	2	C 100	7,240	Avg.	99%	100%	100%	7,168
Tennis Court	1890			----SOUND VALUE----					2,000
Frame Garage	1972	720	C 100	24,718	Avg.	75%	100%	100%	18,538
CARPORT.....	1990	660	C 100	10,310	Avg.	84%	100%	100%	8,660
2S Frame Garage	2021	1120	B 100	62,301	Avg.	92%	75%	100%	42,988
2,322 SFLA							Outbuilding Total		138,802

Accpt Land 510,600 **Accepted Bldg** 233,300 **Total** 743,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/26/2018
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2842P0057 04/02		
Reference 2	R-03-043/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
4.00	Acres-Wasteland	75.00	300	100%		300
16.00	Acres-Mixed Wood	393.00	6,288	100%		6,288
Total Acres 22.20					Land Total	59,088

Dwelling Description

				Replacement Cost New	
Colonial	Two & 1/2 Story	952 Sqft	Grade B 100	Base	232,626
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Floor & Stairs			Attic	2,332
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	GOOD	Above Average	Typical	243,123

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	218,811

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1985	283	B 100	26,880	Avg+	90%	100%	100%	24,192
Frame Shed	1985	231	B 100	2,032	Avg+	90%	100%	100%	1,829
Open Frame Porch	1985	15	B 100	766	Avg+	90%	100%	100%	689
Wood Deck	2006	416	C 100	5,491	Avg.	92%	100%	100%	5,052
1/2S AD/GAR.....	1985	284	B 100	20,806	Avg+	90%	100%	100%	18,725
Encl Frame Porch	2005	294	B 100	14,318	Avg.	91%	100%	100%	13,029
Frame Shed	2005	336	C 100	2,570	Avg.	91%	100%	100%	2,339
1 & 1/2 STORY FR	1985	90	B 100	10,229	Avg+	90%	100%	100%	9,206
2,515 SFLA							Outbuilding Total		75,061

Accpt Land	59,100	**Accepted Bldg**	293,900	**Total**	353,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	103

Sale Data

Sale Date	02/17/2016
Sale Price	21,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.89	Acres-Rear Land 1-10	2,500.00	14,725	100%		14,725
Total Acres 6.89				Land Total		64,225

Accpt Land	64,200	**Accepted Bldg**	0	**Total**	64,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/07/2005
Sale Price	82,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3424P0169 (01/05)		
Reference 2	R-03-009/001		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.62	Acres-Rear Land 1-10	2,500.00	6,550	100%		6,550
Total Acres 3.62					Land Total	56,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	2004	672	B 100	26,852	Avg.	91%	100%	100%	24,435
Wood Deck	2004	140	C 100	1,972	Avg.	91%	100%	100%	1,795
APT	2004	672	B 100	51,411	Avg.	91%	100%	100%	46,784
Frame Garage	2014	832	B 100	32,092	Avg.	92%	100%	100%	29,525
Canopy	2014	320	D 100	3,542	Avg.	92%	100%	100%	3,259
Canopy	2014	320	D 100	3,542	Avg.	92%	100%	100%	3,259
Frame Shed	2014	192	C 100	1,469	Avg.	92%	100%	100%	1,351
								Outbuilding Total	110,408

Accpt Land	56,100	**Accepted Bldg**	110,400	**Total**	166,500

Map/Lot: R03-018
Account: 332 Card: 1 of 1 Location: 299 GIBBS ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/30/2018
Sale Price	231,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4065P0044		
Reference 2	R-03-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		59,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	984 Sqft	Grade B 95	Base	173,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Average	Typical	185,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	138,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1967	572	B 95	22,399	Avg.	75%	100%	100%	16,799
Encl Frame Porch	1967	168	B 95	7,984	Avg.	75%	100%	100%	5,988
Frame Shed	1967	200	E 100	1,132	Poor	35%	100%	100%	396
Wood Deck	2010	56	C 100	901	Avg.	92%	100%	100%	829
1,722 SFLA						Outbuilding Total			24,012

Accpt Land	59,500	Accepted Bldg	163,000	Total	222,500

Map/Lot: R03-025-B
Account: 2317 Card: 1 of 1 Location: 27 GIBBS ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/29/2005
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3567P0001		
Reference 2	R-03-025-B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.63	Acres-Rear Land 1-10	2,500.00	1,575	100%		1,575
Total Acres 1.63					Land Total	42,075

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade B 95	Base	143,123
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	159,403

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	137,087

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1993	188	C 100	8,124	Avg.	85%	100%	100%	6,905
Wood Deck	1993	97	C 100	1,424	Avg.	85%	100%	100%	1,210
1.25 ST SHED....	1990	576	C 100	4,680	Avg.	84%	100%	100%	3,931
1,120 SFLA							Outbuilding Total		12,046

Accpt Land	42,100	**Accepted Bldg**	149,100	**Total**	191,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/09/2017
Sale Price	156,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3513P0144 (07/05)		
Reference 2	U-02-035/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	55%	Corner/Loc	75,625
0.13	Acres-HS Size Adj	13,750.00	1,788	100%		1,788
Total Acres 0.13					Land Total	77,413

Dwelling Description

Conventional	One & 3/4 Story	660 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	116,470
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	OLD TYPE	Old Type	Above Average	Typical	115,093

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	100%	90%	77,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1840	287	C 110	24,766	Avg.	65%	100%	90%	14,488
Finished Attic	1840	287	C 110	6,338	Avg.	65%	100%	90%	3,708
Open Frame Porch	1840	136	C 110	4,102	Avg.	65%	100%	90%	2,399
Shed.....	1840	252	C 110	2,120	Avg.	65%	100%	90%	1,240
Wood Deck	2005	200	C 100	2,738	Avg.	91%	100%	90%	2,243
Wood Deck	2005	270	C 100	3,630	Avg.	91%	100%	90%	2,973
1,557 SFLA							Outbuilding Total		27,051

Accpt Land	77,400	**Accepted Bldg**	104,700	**Total**	182,100

Name: CHUNG, KEVIN
CHUNG, AMI BAI
Map/Lot: U02-033
Account: 1345 Card: 1 of 1 Location: 6 MORTON STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/31/2020
Sale Price	163,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0637P0170		
Reference 2	U-02-033/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Corner/Loc	103,125
0.56	Acres-HS Size Adj	13,750.00	7,700	100%		7,700
Total Acres 0.56					Land Total	110,825

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	744 Sqft	Grade B 95	Base	144,876
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	Floor & Stairs			Attic	1,731
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Average	Typical	159,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	90%	93,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	256	B 95	35,760	Avg.	65%	100%	90%	20,920
Open Frame Porch	1880	272	B 95	7,835	Avg.	65%	100%	90%	4,584
2.00 ST BARN....	1880	816	B 95	70,609	Avg.	65%	100%	90%	41,306
1SFr Overhang	1880	12	B 95	1,029	Avg.	65%	100%	90%	602
2,012 SFLA							Outbuilding Total		67,412

Accpt Land	110,800	**Accepted Bldg**	160,900	**Total**	271,700

Map/Lot: U05-004-A
Account: 1464 Card: 1 of 1 Location: CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/29/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3699P0307		
Reference 2	U-05-004/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.00	R 20+-Rear 20+	625.00	1,875	100%		1,875
Total Acres 24.00					Land Total	124,875

Accpt Land 124,900 **Accepted Bldg** 0 **Total** 124,900

Map/Lot: U05-009-A
Account: 1470 Card: 1 of 1 Location: CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/29/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3699P0307		
Reference 2	U-05-009/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Base Homesite Value	45,000.00	90,000	180%	Neighborho	162,000
2.00	Acres-HS Size Adj	4,500.00	9,000	100%		9,000
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
6.00	R 20+-Rear 20+	625.00	3,750	100%		3,750
Total Acres 28.00				Land Total		212,250

Accpt Land 212,300 **Accepted Bldg** 0 **Total** 212,300

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/29/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3699P0307		
Reference 2	U-05-010/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Rear Land 1-10	2,500.00	1,300	180%	Access	2,340
Total Acres 0.52					Land Total	2,340

Accpt Land	2,300	**Accepted Bldg**	0	**Total**	2,300

Map/Lot: U05-004
Account: 2602 Card: 1 of 1 Location: CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved
Reference 1	B3699P0307
Reference 2	U-05-004
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.55	Acres-Rear Land 11-20	1,250.00	8,188	100%		8,188
Total Acres 17.55				Land Total		118,688

Accpt Land 118,700 **Accepted Bldg** 0 **Total** 118,700

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/26/2018
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1649P0150		
Reference 2	R-05-047/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.47	Acres-HS Size Adj	4,375.00	2,056	100%		2,056
Total Acres 0.47				Land Total		45,806

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,104 Sqft	Grade C 105	Base	129,134
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	13,097
Heating	100% Not Heated	Cooling	0% None	Heat	-7,716
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Below Average	Typical	134,515

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	70%	100%	95%	89,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1974	14	C 105	1,154	Avg-	70%	100%	95%	768
1SFr Overhang	1974	16	C 105	1,318	Avg-	70%	100%	95%	877
1,134 SFLA						Outbuilding Total			1,645

Accpt Land	45,800	**Accepted Bldg**	91,100	**Total**	136,900

Map/Lot: R04-002-024
Account: 2539 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #24

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography			
Utilities	Drilled WellSeptic System		
Street	Paved		
Reference 1			
Reference 2	M-024		
Tran/Land/Bldg	0 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1990	14X66	C 100	107,910	Avg.	58%	50%	100%	31,088
Wood Deck	2008	80	C 100	1,208	Avg.	92%	100%	100%	1,111
924 SFLA						Outbuilding Total			32,199

Accpt Land 0 **Accepted Bldg** 32,200 **Total** 32,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	SteepAbove Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/11/2010
Sale Price	23,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4257P0216		
Reference 2	R-06-007-C		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	48,200

Accpt Land	48,200	**Accepted Bldg**	0	**Total**	48,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/20/2022
Sale Price	357,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B4116P0186		
Reference 2	U-02-069/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.07	Acres-HS Size Adj	13,750.00	963	100%		963
Total Acres 0.07				Land Total		138,463

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	627 Sqft	Grade B 95	Base	134,302
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-6,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Floor & Stairs			Attic	1,459
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	TYPICAL	Below Average	Typical	141,791

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	80,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	299	B 95	25,626	Avg-	57%	100%	100%	14,607
Encl Frame Porch	1860	112	B 95	5,486	Avg-	57%	100%	100%	3,127
Frame Shed	1930	280	C 100	2,142	Avg.	65%	100%	100%	1,392
1,553 SFLA						Outbuilding Total			19,126

Accpt Land	138,500	**Accepted Bldg**	99,900	**Total**	238,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/20/2022
Sale Price	357,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B4116P0186		
Reference 2	U-02-090/00 0000000000		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	25%	Size/Shape	34,375
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15					Land Total	36,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	440	C 100	16,744	Avg-	65%	100%	100%	10,884
								Outbuilding Total	10,884

Accpt Land	36,400	**Accepted Bldg**	10,900	**Total**	47,300

Name: CLARK, MATHEW
CLARK, TERESA

Map/Lot: R05-101-B

Account: 737 Card: 1 of 1 Location: 27 BLAGDON RIDGE ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/27/2015
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 25 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Base Homesite Value	43,750.00	21,875	100%		21,875
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
Total Acres 1.00					Land Total	26,250

Dwelling Description **Replacement Cost New**

Conventional	One Story	2,268 Sqft	Grade C 105	Base	265,286
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	274,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	252,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	676	C 105	24,638	Avg.	92%	100%	100%	22,667
Open Frame Porch	2020	238	C 105	6,626	Avg.	92%	100%	100%	6,096
2,268 SFLA						Outbuilding Total			28,763

Accpt Land	26,300	**Accepted Bldg**	281,100	**Total**	307,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/19/2013
Sale Price	143,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4690P0170		
Reference 2	R-05-101/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		48,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade B 100	Base	169,768
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Above Average	Typical	179,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	165,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2001	240	B 100	31,188	Avg+	92%	100%	100%	28,693
Wood Deck	2001	352	B 100	5,376	Avg+	92%	100%	100%	4,946
Open Frame Porch	2001	60	B 100	2,076	Avg+	92%	100%	100%	1,910
1.75 ST GARAGE..	2001	1120	B 100	112,459	Avg+	92%	100%	100%	103,462
1,928 SFLA						Outbuilding Total			139,011

Accpt Land	48,600	Accepted Bldg	304,200	Total	352,800

Name: CLARK, RICHARD W J/T
CLARK, THERESA M
Map/Lot: U23-016
Account: 1911 Card: 1 of 1 Location: 19 OAK RIDGE DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	09/23/2014
Sale Price	157,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4821P0100
Reference 2	U-23-016/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 6 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.17	Acres-Rear Land 1-10	2,500.00	425	100%		425
Total Acres 1.17				Land Total		41,675

Dwelling Description | **Replacement Cost New**

Cape Cod	One & 3/4 Story	988 Sqft	Grade B 100	Base	183,529
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Above Average	Typical	188,428

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	162,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1973	414	B 100	37,350	Avg+	86%	100%	100%	32,121
Open Frame Porch	1973	64	B 100	2,192	Avg+	86%	100%	100%	1,885
Frame Garage	1973	576	C 100	20,616	Avg.	75%	100%	100%	15,462
Swimming Pool	1973	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Wood Deck	2016	144	B 100	2,328	Avg.	92%	100%	100%	2,142
2,143 SFLA						Outbuilding Total			58,762

Accpt Land	41,700	Accepted Bldg	220,800	Total	262,500

Map/Lot: R04-012-005
Account: 505 Card: 1 of 1 Location: 20 NORTHWOOD COURT

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	08/12/2015
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4377P0204		
Reference 2	R-04-012/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700
Total Acres 1.28				Land Total		39,200

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade B 95	Base	171,748
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	179,505

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	161,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2002	168	B 95	16,999	Avg.	90%	100%	100%	15,299
Frame Garage	2002	576	C 105	21,648	Avg.	90%	100%	100%	19,483
Wood Deck	2003	96	C 105	1,482	Avg.	90%	100%	100%	1,334
1,512 SFLA						Outbuilding Total			36,116

Accpt Land	39,200	**Accepted Bldg**	197,700	**Total**	236,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/23/2018
Sale Price	228,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3646P0310 (03/06)		
Reference 2	U-17-001/H		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05					Land Total	76,438

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 105	Base	196,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Above Average	Typical	201,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	193,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	180	B 105	2,998	Avg+	96%	100%	100%	2,878
Wood Deck	2005	28	B 105	658	Avg+	96%	100%	100%	632
1,764 SFLA						Outbuilding Total			3,510

Accpt Land	76,400	**Accepted Bldg**	197,200	**Total**	273,600

Map/Lot: R05-122-010
Account: 2713 Card: 1 of 1 Location: RIVER POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	04/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.43	Acres-HS Size Adj	4,062.50	1,747	100%		1,747
Total Acres 0.43					Land Total	82,997

Accpt Land 83,000 **Accepted Bldg** 0 **Total** 83,000

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%		81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
2.20	R 20+-Rear 20+	625.00	1,375	100%		1,375
Total Acres 23.20				Land Total		124,188

Accpt Land 124,200 **Accepted Bldg** 0 **Total** 124,200

Map/Lot: R07-014
Account: 914 Card: 1 of 1 Location: 21 PINE NEEDLE DRIVE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	04/25/2018
Sale Price	222,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3578P0047		
Reference 2	R-07-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.16	Acres-Rear Land 1-10	2,500.00	10,400	100%		10,400
Total Acres 5.16				Land Total		55,775

Dwelling Description **Replacement Cost New**

Log	One Story	1,717 Sqft	Grade B 105	Base	265,605
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	354 Sqft, Grade B	Basement Gar	None	Fin Bsmt	23,794
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Above Average	Typical	297,972

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	271,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	112	B 105	3,770	Avg+	91%	100%	100%	3,431
Open Frame Porch	1990	48	B 105	1,812	Avg+	91%	100%	100%	1,649
Wood Deck	1990	364	B 100	5,552	Avg.	84%	100%	100%	4,664
1.25 ST SHED....	1990	224	B 100	2,092	Avg.	84%	100%	100%	1,757
AB.GR. POOL.....	1990	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Canopy	1990	128	C 100	1,708	Avg.	84%	100%	100%	1,435
1,717 SFLA						Outbuilding Total			14,174

Accpt Land	55,800	**Accepted Bldg**	285,300	**Total**	341,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/17/2009
Sale Price	139,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4226P0128 B4503P0025 B4515P0139		
Reference 2	R-03-025/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.44	Acres-Rear Land 1-10	2,500.00	3,600	100%		3,600
Total Acres 2.44				Land Total		53,100

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,308 Sqft	Grade B 95	Base	167,147
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	176,671

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	150,170

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	160	B 95	2,434	Avg.	85%	100%	100%	2,069
Wood Deck	1990	96	B 95	1,541	Avg.	85%	100%	100%	1,310
Wood Deck	1990	72	B 95	1,208	Avg.	85%	100%	100%	1,027
1,308 SFLA						Outbuilding Total			4,406

Accpt Land	53,100	**Accepted Bldg**	154,600	**Total**	207,700

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/31/2018
Sale Price	42,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4199P0118 B4813P0004		
Reference 2	R-05-128/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
0.90	Acres-Rear Land 11-20	1,250.00	1,125	100%		1,125
Total Acres 11.90				Land Total		70,813

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,988 Sqft	Grade B 100	Base	369,287
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1325 Sqft, Grade B	Basement Gar	None	Fin Bsmt	84,818
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	463,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	426,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	96	B 100	3,124	Avg.	92%	100%	100%	2,874
Open Frame Porch	2020	72	B 100	2,425	Avg.	92%	100%	100%	2,231
Frame Garage	2020	780	B 100	30,390	Avg.	92%	100%	100%	27,959
Wood Deck	2020	260	B 100	4,028	Avg.	92%	100%	100%	3,706
Frame Garage	2022	480	C 100	17,884	Avg.	92%	100%	100%	16,453
3,479 SFLA						Outbuilding Total			53,223

Accpt Land	70,800	**Accepted Bldg**	480,000	**Total**	550,800

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2021			- - - - S O U N D V A L U E - - - -					8,000
							Outbuilding Total		8,000

Accpt Land	0	**Accepted Bldg**	8,000	**Total**	8,000

Name: CLINTON, MICHAEL J
CLINTON, ELIZABETH J
Map/Lot: U10-009
Account: 1609 Card: 1 of 1 Location: 83 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/30/2015
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B4223P0319		
Reference 2	U-10-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07				Land Total		45,550

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	666 Sqft	Grade B 95	Base	114,092
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-2,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	2003	TYPICAL	TYPICAL	Above Average	Typical	118,037

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	88,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1845	108	B 95	5,308	Avg+	75%	100%	100%	3,981
1.25 ST GARAGE..	1980	896	C 100	47,301	Avg.	79%	100%	100%	37,368
1 Story/BASEMENT	2002	162	C 110	16,504	Avg+	95%	100%	100%	15,679
2 Story/BASEMENT	2002	324	C 110	50,618	Avg+	95%	100%	100%	48,087
Open Frame Porch	2005	434	C 100	11,272	Avg.	91%	100%	100%	10,258
1,809 SFLA						Outbuilding Total			115,373

Accpt Land	45,600	Accepted Bldg	203,900	Total	249,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1260P0072
Reference 2	U-03-001/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.85	Acres-Rear Land 1-10	2,500.00	2,125	100%		2,125
Total Acres 1.85				Land Total		153,375

Dwelling Description **Replacement Cost New**

Multi Family	Two Story	1,254 Sqft	Grade B 95	Base	244,186
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,216
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	12,411
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-4,863
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1906	0	TYPICAL	TYPICAL	Above Average	Typical	257,820

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	193,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1906	66	B 95	5,656	Avg+	75%	100%	100%	4,242
Open Frame Porch	1906	72	B 95	2,304	Avg+	75%	100%	100%	1,728
2.00 ST BARN....	1906	864	B 95	74,200	Avg+	75%	100%	100%	55,650
Frame Shed	1906	270	B 95	2,256	Avg+	75%	100%	100%	1,692
Encl Frame Porch	1906	176	B 95	8,340	Avg+	75%	100%	100%	6,255
2,574 SFLA						Outbuilding Total			69,567

Accpt Land	153,400	Accepted Bldg	262,900	Total	416,300

Map/Lot: U01-085-A
Account: 1222 Card: 1 of 1 Location: 64 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/27/2022
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0802P0173		
Reference 2	U-01-085/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.03	Acres-Commercial Size Adj	11,875.00	356	100%		356
Total Acres 0.03				Land Total		226,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1900	585	D 100	50,497	Avg.	65%	100%	100%	32,823
APT	1900	300	D 100	17,164	Avg.	65%	100%	100%	11,157
						Outbuilding Total			43,980

Accpt Land	227,000	**Accepted Bldg**	44,000	**Total**	271,000

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/18/2009
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4116P0129		
Reference 2	R-03-085/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
2.00	Acres-Commercial Prime	52,500.00	105,000	100%		105,000
1.00	Acres-Commercial 1-20	4,750.00	4,750	100%		4,750
Total Acres 4.00				Land Total		162,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1990	7000	D 100	604,236	Avg-	74%	75%	100%	335,351
Frame Garage	1990	576	D 100	17,730	Avg-	74%	75%	100%	9,840
WAREHOUSE WD....	1990	2200	E 100	75,792	Poor	49%	25%	100%	9,284
WAREHOUSE WD....	1990	10080	E 100	347,264	Poor	49%	25%	100%	42,540
Canopy	1990	240	E 100	2,304	Fair	63%	25%	100%	363
CANOPY AV.....	1998	1340	E 100	19,424	Fair	67%	25%	100%	3,254
CANOPY AV.....	1998	126	E 100	1,826	Fair	67%	25%	100%	306
PAVING.....	1990	20000	D 100	36,464	Avg-	74%	25%	100%	6,746
							Outbuilding Total		407,684

Accpt Land	162,200	**Accepted Bldg**	407,700	**Total**	569,900

Map/Lot: R03-085-A
Account: 467 Card: 2 of 2 Location: 493 GARDINER ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/18/2009
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1610P0001		
Reference 2	R-03-085/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CANOPY AV.....	2003	6372	E 100	92,367	Fair	70%	25%	100%	16,164
Frame Shed	1990	140	E 100	792	Fair	63%	25%	100%	125
PAVING.....	1990	125000	D 100	227,900	Avg-	74%	25%	100%	42,162
							Outbuilding Total		58,451

Accpt Land	0	**Accepted Bldg**	58,500	**Total**	58,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	162,200	407,700	569,900	162,200	407,700	569,900
2	0	58,500	58,500	0	58,500	58,500
TOTAL	162,200	466,200	628,400	162,200	466,200	628,400

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2302P0250
Reference 2	R-07-020/B0 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	5%	Restrictio	6,563
0.10	Acres-Shallow WF Size Adj	13,125.00	1,313	100%		1,313
Total Acres 0.10				Land Total		7,876

Accpt Land	7,900	**Accepted Bldg**	0	**Total**	7,900

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1998
Sale Price	340,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2302P0250		
Reference 2	R-07-020/B1 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.72	Acres-Waterfront Rear	16,250.00	11,700	100%		11,700
Total Acres 1.72				Land Total		389,825

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade A 105	Base	259,634
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	4,405
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,990
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,979
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	283,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	249,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1996	180	A 105	32,389	Avg.	88%	100%	100%	28,502
1 Story/BASEMENT	1996	400	A 105	52,122	Avg.	88%	100%	100%	45,867
3/4S AD/GAR.....	1996	396	A 105	41,450	Avg.	88%	100%	100%	36,476
Wood Deck	1996	260	C 100	3,502	Avg.	88%	100%	100%	3,082
PIER.....	1999	562	C 100	5,957	Avg.	88%	50%	100%	2,621
Frame Shed	1999	112	A 105	1,205	Avg.	88%	100%	100%	1,060
Patio	2001	875	A 105	12,038	Avg.	88%	100%	100%	10,593
Frame Shed	2002	180	A 105	1,939	Avg.	88%	100%	100%	1,706
Encl Frame Porch	2005	320	A 105	19,009	Avg.	88%	100%	100%	16,728
Open Frame Porch	2017	50	A 105	2,184	Avg.	92%	100%	100%	2,009
2,675 SFLA						Outbuilding Total			148,644

Accpt Land	389,800	**Accepted Bldg**	397,700	**Total**	787,500

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1902P0236
Reference 2	U-11-001/D0 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
Total Acres 2.00				Land Total		317,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1994	9720	D 100	839,025	Avg.	86%	75%	100%	541,172
CANOPY AV.....	0	810	D 100	13,645	Avg.	65%	100%	100%	8,869
WAREHOUSE ST....	2002	4800	D 100	192,180	Avg.	90%	75%	100%	129,722
PAVING.....	1994	16800	C 100	35,616	Avg.	86%	50%	100%	15,315
						Outbuilding Total			695,078

Accpt Land	317,100	**Accepted Bldg**	695,100	**Total**	1,012,200

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1902P0236
Reference 2	U-11-001/D0 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	2012	1680	D 100	145,016	Avg.	92%	90%	100%	120,074
							Outbuilding Total		120,074

Accpt Land	0	**Accepted Bldg**	120,100	**Total**	120,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	317,100	695,100	1,012,200	317,100	695,100	1,012,200
2	0	120,100	120,100	0	120,100	120,100
TOTAL	317,100	815,200	1,132,300	317,100	815,200	1,132,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2379P0086
Reference 2	R-03-033/C0
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.30	Acres-Commercial Prime	52,500.00	68,250	100%		68,250
Total Acres 2.30					Land Total	120,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1998	18200	C 100	847,305	Avg.	88%	70%	100%	521,940
PAVING.....	1998	7800	C 100	16,536	Avg.	88%	50%	100%	7,276
								Outbuilding Total	529,216

Accpt Land	120,700	**Accepted Bldg**	529,200	**Total**	649,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/25/2001
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2735P0307 09/01		
Reference 2	R-03-033/B0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.60	Acres-Rear Land 11-20	1,250.00	10,750	100%		10,750
Total Acres 19.60				Land Total		85,250

Accpt Land	85,300	**Accepted Bldg**	0	**Total**	85,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/12/2005
Sale Price	150,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3569P0041 (10/05)		
Reference 2	R-7-8-A LOT 2 JB'S SUBDIVISION		
Tran/Land/Bldg	0 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10				Land Total		53,125

Accpt Land	53,100	**Accepted Bldg**	0	**Total**	53,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/12/2005
Sale Price	150,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3569P0041 (10/05)		
Reference 2	R-7-8-A		
Tran/Land/Bldg	0 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1997	2520	C 100	117,319	Avg.	87%	50%	100%	51,034
WAREHOUSE ST....	2014	2100	C 100	97,766	Avg.	92%	50%	100%	44,972
Frame Shed	0			- - - - S O U N D V A L U E - - - -					2,500
Frame Shed	0			- - - - S O U N D V A L U E - - - -					2,500
							Outbuilding Total		101,006

Accpt Land	0	**Accepted Bldg**	101,000	**Total**	101,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	53,100	0	53,100	53,100	0	53,100
2	0	101,000	101,000	0	101,000	101,000
TOTAL	53,100	101,000	154,100	53,100	101,000	154,100

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/22/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3107P0138 B3470P0043		
Reference 2	R-02-012/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
26.40	R 20+-Rear 20+	625.00	16,500	100%		16,500
Total Acres 47.40				Land Total		103,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,694 Sqft	Grade B 100	Base	227,867
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Good	Typical	236,032

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	228,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	80	C 100	2,311	Avg.	91%	100%	100%	2,103
QUONSET.....	2006	1700	D 100	26,687	Avg.	92%	100%	100%	24,552
1,694 SFLA						Outbuilding Total			26,655

Accpt Land	103,500	**Accepted Bldg**	255,600	**Total**	359,100

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography	Above Street		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		49,750

Accpt Land	49,800	**Accepted Bldg**	0	**Total**	49,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1997
Sale Price	78,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2238P0210		
Reference 2	R-01-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.00	Acres-Rear Land 11-20	1,250.00	3,750	100%		3,750
Total Acres 14.00					Land Total	78,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,080 Sqft	Grade C 105	Base	132,643
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Fair	Typical	132,643

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	53%	100%	100%	70,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	156	C 105	12,850	Fair	49%	100%	100%	6,296
Wood Deck	1965	144	C 100	2,024	Fair	49%	100%	100%	992
Frame Garage	1965	672	C 100	23,350	Fair	49%	100%	100%	11,442
1,236 SFLA							Outbuilding Total		18,730

Accpt Land	78,300	**Accepted Bldg**	89,000	**Total**	167,300

Map/Lot: R01-024
Account: 91 Card: 1 of 1 Location: 313 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1890P0049
Reference 2	R-01-024/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Access	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.00	R 20+-Rear 20+	625.00	6,250	100%		6,250
Total Acres 31.00				Land Total		88,750

Accpt Land 88,800 **Accepted Bldg** 0 **Total** 88,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2020P0277B3505P0108
Reference 2	R-03-028/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00				Land Total		72,000

Accpt Land 72,000 **Accepted Bldg** 0 **Total** 72,000

Map/Lot: R04-002-026
Account: 2142 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #26

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2015
Sale Price	0
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	M-026		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X70	D 100	84,690	Fair	30%	50%	100%	12,704
Wood Deck	2001	48	D 100	688	Fair	69%	100%	100%	475
Frame Shed	1985	64	D 100	421	Fair	60%	100%	100%	253
980 SFLA						Outbuilding Total			13,432

Accpt Land	0	**Accepted Bldg**	13,400	**Total**	13,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1482P0235
Reference 2	U-22-020/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.67	Acres-HS Size Adj	4,125.00	2,764	100%		2,764
Total Acres 0.67				Land Total		44,014

Dwelling Description **Replacement Cost New**

Ranch	One Story	904 Sqft	Grade C 105	Base	111,027
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	117,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	90,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	484	C 100	17,998	Fair	52%	100%	100%	9,359
904 SFLA						Outbuilding Total			9,359

Accpt Land	44,000	Accepted Bldg	100,000	Total	144,000

Map/Lot: R02-012-D
Account: 18 Card: 1 of 1 Location: 33 DUCK POND WAY

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	05/25/2022
Sale Price	83,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4687P0059		
Reference 2	R-02-012-D		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		50,000

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,296 Sqft	Grade D 100	Base	93,121
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,838
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,296	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	81,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	75,391

Accpt Land	50,000	Accepted Bldg	75,400	Total	125,400

Map/Lot: R01-002-B
Account: 2278 Card: 1 of 1 Location: 28 RUMERILL ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/18/2003
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3020P0250 (03/03)		
Reference 2	R-01-2/B		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.72	Acres-Rear Land 1-10	2,500.00	1,800	100%		1,800
Total Acres 1.72					Land Total	51,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	64	D 100	421	Avg-	65%	100%	100%	274
Frame Shed	2007	64	D 100	421	Fair	72%	100%	100%	303
12' Mobile Home	1970	12X60	D 100	64,485	Fair	30%	50%	100%	9,673
720 SFLA								Outbuilding Total	10,250

Accpt Land	51,300	**Accepted Bldg**	10,300	**Total**	61,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3104P0239 (07/03)
Reference 2	R-06-041/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.34	Acres-Rear Land 1-10	2,500.00	8,350	100%		8,350
Total Acres 4.34					Land Total	57,850

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,260 Sqft	Grade C 105	Base	154,750
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Poor	Typical	161,451

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	40%	60%	100%	38,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1968	600	C 105	49,424	Poor	40%	60%	100%	11,862
Frame Garage	1968	1040	C 105	35,520	Poor	40%	60%	100%	8,525
14' Mobile Home	1975	14X70	D 100	84,690	Avg-	40%	50%	100%	16,938
Frame Shed	1975			----SOUND VALUE----					500
2,840 SFLA						Outbuilding Total			37,825

Accpt Land	57,900	Accepted Bldg	76,600	Total	134,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B2126P0260
Reference 2	U-13-023/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58				Land Total		39,675

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	192 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,191
Heating	100% Electric	Cooling	0% None	Heat	-3,578
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	123,518

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	85,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CARPORT.....	1973	288	C 105	4,892	Avg-	69%	100%	100%	3,375
Wood Deck	2000	200	C 100	2,738	Avg-	79%	100%	100%	2,163
Wood Deck	2011	40	C 100	698	Avg.	92%	100%	100%	642
Frame Shed	2013	96	B 100	845	Avg.	92%	100%	100%	777
Frame Shed	2013	80	B 100	705	Avg.	92%	100%	100%	649
960 SFLA						Outbuilding Total			7,606

Accpt Land 39,700 **Accepted Bldg** 92,800 **Total** 132,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/09/2007
Sale Price	10,000
Sale Type	Land Only
Financing	Private Finance
Verified	Seller
Validity	Related Parties

Reference 1	B2248P107 B3882P0298		
Reference 2	R-01-016/A		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
8.47	Acres-Rear Land 1-10	2,500.00	21,175	100%		21,175
Total Acres 9.47					Land Total	70,675

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,768 Sqft	Grade D 100	Base	127,035
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,241
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,699
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Below Average	Typical	107,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	84,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	168	C 100	2,330	Avg.	87%	100%	100%	2,027
Barn 1S	2004	220	D 100	8,391	Avg-	81%	100%	100%	6,797
Frame Garage	2010	768	D 100	22,432	Avg.	92%	100%	100%	20,637
Frame Garage	2020	576	D 100	17,730	Avg.	92%	100%	100%	16,312
1,768 SFLA							Outbuilding Total		45,773

Accpt Land	70,700	Accepted Bldg	129,800	Total	200,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	B2248P107 B3882P0298
Reference 2	R-01-016/A
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.14	Acres-Rear Land 1-10	2,500.00	2,850	100%		2,850
Total Acres 2.14				Land Total		52,350

Accpt Land 52,400 **Accepted Bldg** 0 **Total** 52,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/16/2005
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3555P0240 B3878P0312		
Reference 2	R-03-060/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.91	Acres-Rear Land 1-10	2,500.00	4,775	100%		4,775
Total Acres 2.91					Land Total	54,275

Dwelling Description **Replacement Cost New**

Ranch	One Story	900 Sqft	Grade C 105	Base	110,536
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	2005	TYPICAL	TYPICAL	Above Average	Typical	110,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	90,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2005	192	C 100	15,062	Avg.	91%	100%	100%	13,706
ONE STORY FRAME	2005	192	C 100	15,062	Avg.	91%	100%	100%	13,706
Encl Frame Porch	1962	144	C 100	6,328	Avg.	70%	100%	100%	4,430
Frame Garage	1962	1092	C 100	35,310	Avg.	70%	100%	100%	24,717
Frame Shed	2005	152	C 100	1,162	Avg.	91%	100%	100%	1,057
BSMT ENTRY.....	1962	30	C 100	459	Avg-	62%	100%	100%	285
1,284 SFLA							Outbuilding Total		57,901

Accpt Land	54,300	**Accepted Bldg**	148,500	**Total**	202,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/07/2020
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3422P0156 (01/05)
Reference 2	R-05-035/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.52	Acres-HS Size Adj	3,500.00	1,820	100%		1,820
Total Acres 0.52					Land Total	36,820

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Below Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	68%	100%	95%	72,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	120	C 100	1,718	Avg-	68%	100%	95%	1,110
Frame Shed	1970	160	E 100	905	Poor	36%	100%	95%	310
1.25 ST GARAGE.. 960 SFLA	2021	800	C 100	42,685	Avg.	92%	90%	95%	33,576
							Outbuilding Total		34,996

Accpt Land	36,800	**Accepted Bldg**	107,500	**Total**	144,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/23/2006
Sale Price	422,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3696P0230		
Reference 2	R-05-071/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00					Land Total	60,625

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	962 Sqft	Grade A 95	Base	192,028
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,423
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,124
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	2001	GOOD	GOOD	Good	Typical	205,575

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	197,352

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2001	448	A 95	44,741	Good	96%	100%	100%	42,951
ONE STORY FRAME	2001	100	A 95	9,986	Good	96%	100%	100%	9,587
Frame Garage	2001	864	A 95	36,684	Good	96%	100%	100%	35,217
1.75 ST BARN....	2001	2016	A 95	149,489	Good	96%	100%	100%	143,509
Open Frame Porch	2001	168	A 95	5,779	Good	96%	100%	100%	5,548
Res. Greenhouse	2012	280	B 100	16,125	Avg.	92%	100%	100%	14,835
Swimming Pool	2017	220	C 100	10,759	Avg.	92%	100%	100%	9,898
Patio	2017	420	C 100	4,204	Avg.	92%	100%	100%	3,868
1,991 SFLA						Outbuilding Total			265,413

Accpt Land	60,600	**Accepted Bldg**	462,800	**Total**	523,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	109

Sale Data

Sale Date	11/22/2023
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	47,125

Accpt Land	47,100	**Accepted Bldg**	0	**Total**	47,100

Map/Lot: U22-019
Account: 1869 Card: 1 of 1 Location: 30 READY POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/24/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B1228P0285		
Reference 2	U-22-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.64	Acres-HS Size Adj	4,125.00	2,640	100%		2,640
Total Acres 0.64				Land Total		43,890

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,140 Sqft	Grade B 95	Base	145,679
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	155,754

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	116,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1964	528	C 100	19,250	Avg.	71%	100%	100%	13,668
Unfin Basement	1964	528	C 100	2,640	Avg.	71%	100%	100%	1,874
Wood Deck	1999	432	C 100	5,695	Avg-	78%	100%	100%	4,442
1,140 SFLA						Outbuilding Total			19,984

Accpt Land	43,900	**Accepted Bldg**	136,800	**Total**	180,700

Map/Lot: R04-011-A4
Account: 499 Card: 1 of 1 Location: 31 BOG ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2021
Sale Price	177,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2732P0071 08/01		
Reference 2	R-04-011/A4 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19				Land Total		49,975

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,512 Sqft	Grade D 100	Base	108,641
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,308
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Below Average	Typical	92,686

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	72,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	192	C 100	2,635	Avg.	86%	100%	100%	2,266
Frame Shed	1995	144	D 100	948	Avg-	77%	100%	100%	730
Wood Deck	1995	192	C 100	2,635	Avg.	86%	100%	100%	2,266
1,512 SFLA						Outbuilding Total			5,262

Accpt Land	50,000	**Accepted Bldg**	77,600	**Total**	127,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/01/2015
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4825P0140		
Reference 2	R-01-035-E		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	65%	Topography	29,250
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48					Land Total	34,950

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 105	Base	149,931
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,883
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Poor	Typical	147,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	25%	15%	100%	5,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1800	84	C 105	4,072	Poor	25%	15%	100%	153
Encl Frame Porch	1800	234	C 105	10,501	Poor	25%	15%	100%	394
Frame Shed	1800	416	C 105	3,341	Poor	25%	15%	100%	125
1,547 SFLA							Outbuilding Total		672

Accpt Land	35,000	**Accepted Bldg**	6,200	**Total**	41,200

Map/Lot: R08-008-A
Account: 1080 Card: 1 of 1 Location: 563 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1855P0262
Reference 2	R-08-008/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10				Land Total		48,125

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,551
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	204,067

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	175,498

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	256	B 95	3,770	Avg.	86%	100%	100%	3,242
Frame Garage	2009	784	C 100	26,540	Avg.	92%	100%	100%	24,417
Canopy	2009	60	C 100	852	Avg.	92%	100%	100%	784
Unfinished Attic	2009	784	C 100	4,272	Avg.	92%	100%	100%	3,930
Frame Shed	2016	200	C 100	1,530	Avg.	92%	100%	100%	1,408
1,960 SFLA						Outbuilding Total			33,781

Accpt Land 48,100 **Accepted Bldg** 209,300 **Total** 257,400

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2726P0048
Reference 2	R-02-017/A0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40				Land Total		50,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home 744 SFLA	1972	12X62	D 100	66,168	Poor	20%	25%	100%	3,308
						Outbuilding Total			3,308

Accpt Land 50,500 **Accepted Bldg** 3,300 **Total** 53,800

Map/Lot: R01-035-C
Account: 2313 Card: 1 of 1 Location: 8 DIRT WAY

Neighborhood	RURAL WEST
Zoning/Use	RURAL NW
Topography	Above StreetLevel
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3145P0066 (09/03)
Reference 2	R-01-035-C
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.84	Acres-Rear Land 11-20	1,250.00	6,050	100%		6,050
Total Acres 15.84				Land Total		80,550

Dwelling Description **Replacement Cost New**

Cottage/Camp	One Story	448 Sqft	Grade D 70	Base	29,443
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-4,548
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,795
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	23,100

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	21,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2022			- - - - S O U N D V A L U E - - - -					1,800
448 SFLA							Outbuilding Total		1,800

Accpt Land		Accepted Bldg		Total
80,600		23,100		103,700

Map/Lot: R04-002-016
Account: 36 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #16

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	1
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1	B3060P0007 (05/03)		
Reference 2	M-016 0000000000		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X66	D 100	80,784	Avg-	40%	50%	100%	16,157
Wood Deck	1985	54	D 100	754	Avg-	72%	100%	100%	543
924 SFLA							Outbuilding Total		16,700

Accpt Land 0 **Accepted Bldg** 16,700 **Total** 16,700

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1995
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2049P0050 B4084P0085		
Reference 2	R-06-005/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
Total Acres 1.00				Land Total		96,250

Dwelling Description / **Replacement Cost New**

Colonial	One & 3/4 Story	840 Sqft	Grade B 95	Base	166,319
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Above Average	Typical	166,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	151,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1989	576	C 100	20,616	Avg.	83%	100%	100%	17,111
Open Frame Porch	1989	96	B 95	2,968	Avg+	91%	100%	100%	2,701
Wood Deck	1989	40	B 95	762	Avg+	91%	100%	100%	693
Wood Deck	2001	304	B 95	4,440	Avg+	91%	100%	100%	4,040
1 Story/BASEMENT 1,590 SFLA	1989	120	B 95	12,142	Avg+	91%	100%	100%	11,049
						Outbuilding Total			35,594

Accpt Land	96,300	Accepted Bldg	186,900	Total	283,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/15/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3938P0309 B4570P0221		
Reference 2	R-03-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.90	Acres-Rear Land 1-10	2,500.00	17,250	100%		17,250
Total Acres 7.90					Land Total	66,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	405 Sqft	Grade D 100	Base	39,518
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-3,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,318
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-618
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	None	None	Poor	Typical	33,336

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	35%	32%	100%	3,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1959	250	D 100	16,866	Poor	35%	32%	100%	1,889
ONE STORY FRAME	1959	156	D 100	10,525	Poor	35%	32%	100%	1,179
Wood Deck	1980	120	D 100	1,478	Poor	43%	100%	100%	636
811 SFLA							Outbuilding Total		3,704

Accpt Land	66,800	**Accepted Bldg**	7,400	**Total**	74,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/15/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3938P0309 B4570P0221		
Reference 2	R-03-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Dwelling Description

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	180,912
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1008 Sqft, Grade C	Basement Gar	None	Fin Bsmt	56,109
Heating	100% Floor/Wall	Cooling	0% None	Heat	-9,567
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	235,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	217,096

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2014	60	C 100	1,805	Avg.	92%	100%	100%	1,661
Open Frame Porch	2014	400	C 100	10,411	Avg.	92%	100%	100%	9,578
1,960 SFLA						Outbuilding Total			11,239

Accpt Land	0	**Accepted Bldg**	228,300	**Total**	228,300

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	66,800	7,400	74,200	66,800	7,400	74,200
2	0	228,300	228,300	0	228,300	228,300
TOTAL	66,800	235,700	302,500	66,800	235,700	302,500

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/15/2021
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3322P0061 (07/04)		
Reference 2	U-01-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.35	Acres-HS Size Adj	13,750.00	4,813	100%		4,813
Total Acres 0.35				Land Total		142,313

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	840 Sqft	Grade B 100	Base	189,396
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	Floor & Stairs			Attic	2,058
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-343
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	0	GOOD	TYPICAL	Good	Typical	201,716

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	161,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1848	42	B 100	678	Good	80%	100%	100%	542
1.5 Story/BSMT	1848	364	B 100	47,302	Good	80%	100%	100%	37,842
Open Frame Porch	1848	90	B 100	2,950	Good	80%	100%	100%	2,360
ONE STORY FRAME	1848	78	B 100	7,036	Good	80%	100%	100%	5,629
ONE STORY FRAME	1848	80	B 100	7,218	Good	80%	100%	100%	5,774
1 ST BARN.....	1848	546	C 100	18,901	Avg.	65%	100%	100%	12,286
Wood Deck	1980	48	B 100	920	Good	80%	100%	100%	736
2,384 SFLA						Outbuilding Total			65,169

Accpt Land	142,300	**Accepted Bldg**	226,500	**Total**	368,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/15/2021
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3322P0061 (07/04)		
Reference 2	U-01-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Dwelling Description

Conventional	One & 3/4 Story	440 Sqft	Grade C 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	68,869
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-7,049
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,298
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	OLD TYPE	TYPICAL	Average	Typical	60,522

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
SMALL SIZE.....	Location	65%	100%	80%	31,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1880	120	C 95	871	Avg.	65%	100%	80%	453
770 SFLA							Outbuilding Total		453

Accpt Land	0	**Accepted Bldg**	31,900	**Total**	31,900

Name: COOK, DONALD G
COOK, DONNA M

Map/Lot: U01-003

Account: 1125

Location: 35 WASHINGTON STREET

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	142,300	226,500	368,800	142,300	226,500	368,800
2	0	31,900	31,900	0	31,900	31,900
TOTAL	142,300	258,400	400,700	142,300	258,400	400,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	12/21/2023
Sale Price	68,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.71	Acres-Rear Land 1-10	2,500.00	6,775	100%		6,775
Total Acres 3.71					Land Total	56,275

Accpt Land 56,300 **Accepted Bldg** 0 **Total** 56,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	10/07/2005
Sale Price	263,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B3566P0290
Reference 2	U-04-018/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
6.51	Acres-Rear Land 1-10	2,500.00	16,275	100%		16,275
Total Acres 7.51					Land Total	54,775

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,404 Sqft	Grade C 105	Base	172,436
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-4,579
Fin. Basement Area	308 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	19,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	3		
Baths	1	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	191,755

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	138,064

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1984	528	C 105	20,212	Avg.	72%	100%	100%	14,553
Swimming Pool	1984	1	C 100	7,224	Avg.	99%	100%	100%	7,152
ONE STORY FRAME	1984	353	C 105	29,078	Avg.	72%	100%	100%	20,936
Frame Garage	2003	780	C 100	26,426	Avg.	90%	100%	100%	23,783
1 & 1/2 STORY FR	2006	740	C 100	73,140	Avg.	92%	100%	100%	67,289
1SGAR/BSMT.....	2008	936	AA105	71,811	Avg.	92%	100%	100%	66,066
2,867 SFLA							Outbuilding Total		199,779

Accpt Land	54,800	**Accepted Bldg**	337,800	**Total**	392,600

Name: CORWIN, MATTHEW J/T
CORWIN, MURIELLE M

Map/Lot: U09-016-A
Account: 1590 Card: 1 of 1 Location: 3 OLD BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/02/2007
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3808P0134		
Reference 2	U-09-016/A0 0000000000		
Tran/Land/Bldg	1 1 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	30%	Topography	42,750
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.67	Acres-Commercial 1-20	15,875.00	10,636	100%		10,636
Total Acres 1.67					Land Total	69,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	72	C 100	1,105	Avg.	88%	75%	100%	729
ONE STORY FRAME	1998	196	C 100	15,376	Avg.	88%	75%	100%	10,148
196 SFLA							Outbuilding Total		10,877

Accpt Land	69,300	**Accepted Bldg**	10,900	**Total**	80,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/03/2023
Sale Price	3,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3395P0229 B4562P0049		
Reference 2	R-03-080/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 5.00				Land Total		12,500

Accpt Land	12,500	**Accepted Bldg**	0	**Total**	12,500

Name: COSSETTE, ELIZABETH J/T
COSSETTE, CHRIS W

Map/Lot: R03-066-A
Account: 414 Card: 1 of 1 Location: THREE POND TRAIL

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Swampy
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	11/23/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1	B4346P0032 B4441P0290		
Reference 2	R-03-066/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	2,500.00	12,500	100%		0
0.00	Acres-HS Size Adj	15,875.00	15,875	100%	Access	0
0.00	Acres-Rear Land 1-10	15,875.00	10,636	100%		0
Total Acres 0.00					Land Total	0

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	

Sale Data

Sale Date	06/22/2018
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0091 B4446P0156		
Reference 2	R-03-066/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
33.10	R 20+-Rear 20+	625.00	20,688	100%		20,688
Total Acres 53.10				Land Total		58,188

Accpt Land	58,200	**Accepted Bldg**	0	**Total**	58,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/07/2004
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3333P0303 (07/04)		
Reference 2	R-03-066/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
0.30	Acres-Rear Land 11-20	1,250.00	375	100%		375
Total Acres 11.30				Land Total		74,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade C 105	Base	147,381
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	192 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,222
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,150
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	159,154

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	133,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	360	C 105	29,654	Avg.	82%	100%	100%	24,316
Frame Garage	1987	576	C 100	20,616	Avg.	82%	100%	100%	16,905
Open Frame Porch	2008	240	C 100	6,361	Avg.	92%	100%	100%	5,852
Frame Shed	1987	64	C 100	490	Avg.	82%	100%	100%	402
Frame Shed	1987	96	C 100	735	Avg.	82%	100%	100%	603
Wood Deck	2011	60	C 100	952	Avg.	92%	100%	100%	876
ONE STORY FRAME	2012	252	C 105	20,758	Avg.	92%	100%	100%	19,097
Wood Deck	2015	440	D 100	4,986	Avg.	92%	100%	100%	4,587
1.25 ST GARAGE..	2018	1584	C 100	80,386	Avg.	92%	100%	100%	73,955
1,812 SFLA						Outbuilding Total			146,593

Accpt Land	74,900	**Accepted Bldg**	280,300	**Total**	355,200

Neighborhood	RURAL NORTHWEST	**Sale Data**	
Zoning/Use	RURAL	Sale Date	07/13/2004
Topography	Level	Sale Price	0
Utilities	Drilled WellSeptic System	Sale Type	
Street	Paved	Financing	
		Verified	
		Validity	
Reference 1	B3325P0062 (07/04)		
Reference 2	R-03-056/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0 OPEN SPACE 0		
Exemption(s)	2 50 0 Land Schedule 104		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
8.00	Acres-Rear Land 1-10	2,500.00	20,000	100%		20,000
Total Acres 9.00				Land Total		58,500

Dwelling Description				**Replacement Cost New**	
Ranch	One Story	1,274 Sqft	Grade C 100	Base	149,018
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,574
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	162,852

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	131,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	247	D 100	1,625	Fair	52%	100%	100%	845
Frame Shed	1986	190	D 100	1,250	Avg.	82%	100%	100%	1,025
Frame Shed	1970	150	D 100	986	Avg-	65%	100%	100%	641
Frame Shed	1970			----SOUND VALUE----					0
Frame Shed	1970			----SOUND VALUE----					600
Wood Deck	1986	416	C 100	5,491	Avg.	81%	100%	100%	4,448
Wood Deck	1990	100	C 100	1,462	Avg.	84%	100%	100%	1,228
1,274 SFLA						Outbuilding Total			8,787

Accpt Land	58,500	**Accepted Bldg**	140,700	**Total**	199,200

Map/Lot: R03-010-C
Account: 2250 Card: 1 of 1 Location: 182 GIBBS ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/09/2001
Sale Price	115,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2678P0098 B4114P0163		
Reference 2	R-3-10		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18					Land Total	49,950

Dwelling Description

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	152,470
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	157,124

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	141,412

Accpt Land	50,000	Accepted Bldg	141,400	Total	191,400

Neighborhood	RURAL WEST
Tree Growth	2014
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	10/07/2021
Sale Price	232,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B4730P0297 B4730P0299		
Reference 2	R-01-046/00 0000000000		
Tran/Land/Bldg	1 4 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.80	Acres-Softwood	319.00	2,807	100%		2,807
11.50	Acres-Mixed Wood	393.00	4,520	100%		4,520
Total Acres 20.30				Land Total		7,327

Accpt Land	7,300	**Accepted Bldg**	0	**Total**	7,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2020
Sale Price	320,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	R-05-122/2 LOT #2 CLARK'S POINT		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.11	Acres-Rear Land 1-10	2,500.00	275	100%		275
Total Acres 1.11					Land Total	85,588

Dwelling Description — **Replacement Cost New**

Conventional	One Story	1,456 Sqft	Grade C 110	Base	178,417
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,248
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	184,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	169,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	96	C 110	2,988	Avg.	92%	100%	100%	2,749
Frame Garage	2016	484	C 110	19,798	Avg.	92%	100%	100%	18,214
1,456 SFLA						Outbuilding Total			20,963

Accpt Land	85,600	**Accepted Bldg**	190,900	**Total**	276,500

Map/Lot: R03-043-005
Account: 371 Card: 1 of 1 Location: 14 WEST VIEW ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/24/2006
Sale Price	126,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3652P0051 03/06		
Reference 2	R-03-043/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04				Land Total		49,600

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 105	Base	137,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	137,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	116,922

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1983	372	C 100	4,930	Avg.	80%	100%	100%	3,944
1,120 SFLA						Outbuilding Total			3,944

Accpt Land	49,600	**Accepted Bldg**	120,900	**Total**	170,500

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/12/2014
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3996P0316		
Reference 2	R-06-005/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700
Total Acres 1.28				Land Total		96,950

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	816 Sqft	Grade B 100	Base	154,610
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Warm & Cool Air	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-291
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Above Average	Typical	157,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	118,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
UA/Fr/B	1870	270	B 100	30,696	Avg+	75%	100%	100%	23,022
Unfinished Attic	1870	135	B 100	846	Avg+	75%	100%	100%	634
Frame Shed	1870	135	B 100	1,188	Avg+	75%	100%	100%	891
Wood Deck	1990	144	B 100	2,328	Avg+	75%	100%	100%	1,746
Frame Garage	2009	288	B 100	14,279	Avg.	92%	100%	100%	13,137
1.50 ST GARAGE..	2009	672	B 100	57,166	Avg.	92%	100%	100%	52,593
Canopy	2009	72	C 100	1,004	Avg.	92%	100%	100%	924
Wood Deck	2009	120	C 100	1,718	Avg.	92%	100%	100%	1,581
Finished Attic	2015	672	B 100	15,514	Avg.	92%	100%	100%	14,273
1,697 SFLA						Outbuilding Total			108,801

Accpt Land	97,000	Accepted Bldg	227,000	Total	324,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/08/2020
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3370P0003 (09/04)		
Reference 2	U-03-011/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.15	Acres-Rear Land 1-10	2,500.00	2,875	100%		2,875
Total Acres 2.15				Land Total		154,125

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	648 Sqft	Grade C 105	Base	109,904
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1991	TYPICAL	TYPICAL	Average	Typical	112,886

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	73,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1930	140	C 105	13,615	Avg.	65%	100%	100%	8,850
1.5 Story/BSMT	1930	480	C 105	56,952	Avg.	65%	100%	100%	37,019
1.25 ST GARAGE..	1930	528	C 105	31,085	Avg.	65%	100%	100%	20,205
Wood Deck	1930	338	C 105	4,722	Avg.	65%	100%	100%	3,069
Frame Shed	1930	324	C 105	2,602	Avg.	65%	100%	100%	1,691
Frame Shed	1930	108	C 105	868	Avg.	65%	100%	100%	564
1,994 SFLA						Outbuilding Total			71,398

Accpt Land	154,100	**Accepted Bldg**	144,800	**Total**	298,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/25/2021
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4623P0102		
Reference 2	R-3-10-D		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.46	Acres-Rear Land 1-10	2,500.00	1,150	100%		1,150
Total Acres 1.46				Land Total		50,650

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,424 Sqft	Grade B 100	Base	182,427
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	187,326

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	183,579

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2006	784	C 100	26,540	Avg.	92%	100%	100%	24,417
Wood Deck	2009	192	C 100	2,635	Avg.	92%	100%	100%	2,424
Wood Deck	2009	192	C 100	2,635	Avg.	92%	100%	100%	2,424
1,424 SFLA						Outbuilding Total			29,265

Accpt Land	50,700	**Accepted Bldg**	212,800	**Total**	263,500

Name: COVELLO, VINCENT J (J/T)
COVELLO, MARY V
Map/Lot: R07-020-005-A
Account: 2258 Card: 1 of 1 Location: 77 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2000
Sale Price	85,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2603P0155 09/00		
Reference 2	R-7-020-005/A		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.40	Acres-Waterfront Rear	16,250.00	6,500	100%		6,500
Total Acres 1.40				Land Total		384,625

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,280 Sqft	Grade B 100	Base	267,614
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	4,703
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	282,115

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	90%	100%	95%	241,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2002	144	B 100	15,336	Avg.	90%	100%	95%	13,112
1.50 ST GARAGE..	2002	576	B 100	49,691	Avg.	90%	100%	95%	42,486
Open Frame Porch	2002	60	B 100	2,076	Avg.	90%	100%	95%	1,775
Wood Deck	2003	260	C 100	3,502	Avg.	90%	100%	95%	2,994
FLOAT & RAMP....	2005	302	C 100	5,300	Avg.	91%	100%	95%	4,582
PIER.....	2005	96	C 100	1,018	Avg.	91%	100%	95%	880
Frame Shed	2006	120	C 100	918	Avg.	92%	100%	95%	803
2,704 SFLA						Outbuilding Total			66,632

Accpt Land	384,600	**Accepted Bldg**	307,800	**Total**	692,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	02/22/2021
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3657P0181		
Reference 2	R-05-051/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	75%	Topography	32,813
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
26.78	R 20+-Rear 20+	625.00	16,738	100%		16,738
Total Acres 47.78					Land Total	91,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	448	C 100	5,900	Avg.	84%	100%	100%	4,956
1.50 ST BARN....	2003	1020	C 100	50,305	Avg.	90%	100%	100%	45,274
								Outbuilding Total	50,230

Accpt Land	91,400	**Accepted Bldg**	50,200	**Total**	141,600

Map/Lot: U10-026
Account: 1625 Card: 1 of 1 Location: 263 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/10/2021
Sale Price	346,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2101P0075		
Reference 2	U-10-026/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
Total Acres 1.00				Land Total		158,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1996	1140	C 100	114,424	Avg.	87%	80%	100%	79,639
GARAGE FRAME ..	0	960	C 100	40,208	Avg.	65%	80%	100%	20,908
GARAGE FRAME ..	0	900	C 100	37,918	Avg.	65%	80%	100%	19,718
GARAGE FRAME ..	2006	504	C 100	22,807	Avg.	92%	80%	100%	16,786
						Outbuilding Total			137,051

Accpt Land	158,400	**Accepted Bldg**	137,100	**Total**	295,500

Name: CRAINE, ROBERT L
SULLIVAN, MARGOT A
Map/Lot: U01-076
Account: 1212 Card: 1 of 1 Location: 28 WATER STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/20/2016
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2940P0266 (10/02)		
Reference 2	U-01-076/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.08	Acres-Influence W Size Adj	21,875.00	1,750	100%		1,750
Total Acres 0.08					Land Total	220,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	696 Sqft	Grade B 95	Base	119,232
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	696 Sqft, Grade B	Basement Gar	None	Fin Bsmt	42,326
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Full Finished			Attic	12,946
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2000	TYPICAL	TYPICAL	Above Average	Typical	177,607

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	133,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2000	192	C 100	17,781	Avg+	94%	100%	100%	16,714
Wood Deck	2000	168	C 100	2,330	Avg.	89%	100%	100%	2,074
Wood Deck	2000	108	C 100	1,565	Avg.	89%	100%	100%	1,393
1,236 SFLA							Outbuilding Total		20,181

Accpt Land	220,500	**Accepted Bldg**	153,400	**Total**	373,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/16/2015
Sale Price	395,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4368P0197		
Reference 2	R08-010-B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
8.40	Acres-Rear Land 1-10	2,500.00	21,000	100%		21,000
Total Acres 9.40					Land Total	66,375

Dwelling Description

Cape Cod	One & 3/4 Story	1,202 Sqft	Grade B 105	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	234,445
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	12,003
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	246,448

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	224,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	240	B 105	7,681	Avg.	91%	100%	100%	6,990
3/4S AD/GAR.....	2004	672	B 105	56,820	Avg.	91%	100%	100%	51,706
Unfin Basement	2004	672	B 105	4,058	Avg.	91%	100%	100%	3,693
Open Frame Porch	2004	280	B 105	8,904	Avg.	91%	100%	100%	8,103
Patio	2004	280	B 105	3,460	Avg.	91%	100%	100%	3,149
Frame Shed	2006	252	C 100	1,928	Avg.	92%	100%	100%	1,774
1 Story/BASEMENT	2004	144	B 105	16,102	Avg.	91%	100%	100%	14,653
Frame Shed	2019	100	C 100	765	Avg.	92%	100%	100%	704
2,248 SFLA							Outbuilding Total		90,772

Accpt Land	66,400	**Accepted Bldg**	315,000	**Total**	381,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2356P0358
Reference 2	R-06-030/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.38	Acres-Rear Land 11-20	1,250.00	4,225	100%		4,225
Total Acres 14.38				Land Total		78,725

Accpt Land 78,700 **Accepted Bldg** 0 **Total** 78,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1144P0249
Reference 2	R-06-030/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.46	Acres-HS Size Adj	4,500.00	2,070	100%		2,070
Total Acres 0.46				Land Total		47,070

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,120 Sqft	Grade D 100	Base	80,475
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,823
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Below Average	Typical	69,606

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	50,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1983	320	D 100	11,461	Fair	59%	100%	100%	6,762
1,120 SFLA						Outbuilding Total			6,762

Accpt Land	47,100	Accepted Bldg	57,600	Total	104,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/28/2022
Sale Price	389,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3407P0114 (12/04)		
Reference 2	U-17-001/E		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.19	Acres-Rear Land 1-10	2,500.00	2,975	100%		2,975
Total Acres 2.19					Land Total	79,288

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	54,732
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	13,962
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Above Average	Typical	266,340

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	255,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	576	C 100	20,616	Avg.	91%	100%	100%	18,761
1,960 SFLA						Outbuilding Total			18,761

Accpt Land	79,300	**Accepted Bldg**	274,400	**Total**	353,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/13/2016
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3375P0120 (10/04)		
Reference 2	R-04-010/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04					Land Total	49,600

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	725 Sqft	Grade C 105	Base	117,027
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Above Average	Typical	117,027

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	87,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	182	C 100	14,278	Avg.	65%	100%	100%	9,281
Encl Frame Porch	1900	143	C 100	6,286	Avg.	65%	100%	100%	4,086
Frame Shed	1900	32	C 100	245	Avg.	65%	100%	100%	159
1.75 ST SHED....	1900	384	C 100	3,600	Avg-	57%	100%	100%	2,052
Frame Shed	1900	240	C 100	1,836	Avg-	57%	100%	100%	1,047
Frame Shed	1900	336	C 100	2,570	Avg-	57%	100%	100%	1,465
Frame Shed	1900	640	C 100	4,896	Avg-	57%	100%	100%	2,791
1,270 SFLA							Outbuilding Total		20,881

Accpt Land	49,600	**Accepted Bldg**	108,700	**Total**	158,300

Map/Lot: R02-021
Account: 225 Card: 1 of 1 Location: 403 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/12/2016
Sale Price	20,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0577P0188		
Reference 2	R-02-021/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
8.00	Acres-Wasteland	75.00	600	100%		600
Total Acres 12.00				Land Total		57,600

Dwelling Description

				Replacement Cost New	
Conventional	One Story	2,016 Sqft	Grade D 100	Base	189,276
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,081
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	1/2 Finished			Attic	11,140
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,016	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	180,999

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	166,519

Accpt Land	57,600	**Accepted Bldg**	166,500	**Total**	224,100

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/27/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1323P0057		
Reference 2	U-09-007/A0 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.70	Acres-Commercial Size Adj	15,875.00	11,113	100%		11,113
Total Acres 0.70				Land Total		153,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1984	2736	C 100	274,616	Avg-	72%	50%	100%	98,862
WAREHOUSE WD....	1984	972	C 100	45,251	Avg-	72%	50%	100%	16,290
GARAGE FRAME ..	1984	1296	C 100	53,030	Avg-	72%	50%	100%	19,091
OFFICE MEZZ	1984	432	C 100	19,782	Avg-	72%	50%	100%	7,122
						Outbuilding Total			141,365

Accpt Land	153,600	**Accepted Bldg**	141,400	**Total**	295,000

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/14/2007
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3870P0050		
Reference 2	U-09-021/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.32	Acres-HS Size Adj	6,250.00	2,000	100%		2,000
Total Acres 0.32				Land Total		58,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	875 Sqft	Grade C 95	Base	97,230
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,698
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	99,928

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Traffic.....	75%	100%	95%	71,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	153	C 95	6,360	Avg.	71%	100%	95%	4,290
OFFICE WOOD.....	2008	644	C 100	42,842	Avg.	92%	100%	95%	37,444
Frame Garage	1980	384	C 100	15,150	Avg.	79%	100%	95%	11,370
Wood Deck	1965	96	C 95	1,341	Avg.	75%	100%	95%	956
ONE STORY FRAME 1,055 SFLA	2009	180	C 95	13,415	Avg.	92%	100%	95%	11,725
						Outbuilding Total			65,785

Accpt Land	58,300	**Accepted Bldg**	137,000	**Total**	195,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/20/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4393P0008		
Reference 2	R-01-044/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Access	4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
6.30	R 20+-Rear 20+	625.00	3,938	100%		3,938
Total Acres 27.30					Land Total	90,938

Dwelling Description

Ranch	One Story	1,064 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	T-111	Masonry Trim	None	Base	128,064
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	360 Sqft, Grade C	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	128,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	108,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	64	C 105	1,054	Avg.	85%	100%	100%	896
Frame Shed	1990	256	C 100	1,959	Avg.	84%	100%	100%	1,646
Frame Garage	1999	600	C 100	21,300	Avg.	88%	95%	100%	17,807
1,064 SFLA							Outbuilding Total		20,349

Accpt Land	90,900	**Accepted Bldg**	129,200	**Total**	220,100

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	04/20/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4393P0008		
Reference 2	R-01-044/K0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	45,000.00	45,000	100%		0
0.00	Acres-HS Size Adj	4,500.00	4,500	100%		0
0.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		0
Total Acres 0.00				Land Total		0

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/30/2018
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2424P0081		
Reference 2	R-02-010/C0 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.38	Acres-Rear Land 1-10	2,500.00	8,450	100%		8,450
Total Acres 4.38					Land Total	57,950

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,456 Sqft	Grade D 100	Base	104,617
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,442
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,456	Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Below Average	Typical	88,167

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	68,770

Accpt Land	58,000	Accepted Bldg	68,800	Total	126,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved
Reference 1	B1036P0048 B4689P0113 B4693P0110
Reference 2	U-22-018/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15				Land Total		45,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	709 Sqft	Grade C 95	Base	78,784
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,235
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Above Average	Typical	83,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	68,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	99	C 100	7,766	Avg.	71%	100%	100%	5,514
Frame Shed	2001	240	C 100	1,836	Avg-	79%	100%	100%	1,450
Barn 1S	1989	864	C 100	27,821	Avg-	74%	100%	100%	20,588
Frame Garage	2003	1120	C 100	36,108	Avg.	90%	100%	100%	32,497
1 Story/BASEMENT	2013	1008	C 100	93,354	Avg.	92%	100%	100%	85,886
AB.GR. POOL.....	2014	1	C 100	1,250	Avg.	92%	100%	100%	1,150
Barn 1S	2015	720	C 100	23,782	Avg.	92%	100%	100%	21,879
Canopy	2022	504	D 100	5,530	Avg.	92%	100%	100%	5,088
1,816 SFLA						Outbuilding Total			174,052

Accpt Land	45,800	Accepted Bldg	243,000	Total	288,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC RU
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/18/2015
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3339P0011 (08/04)		
Reference 2	R-8-5B LOT #3 MAINE YANKEE PLAN		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
51.00	R 20+-Rear 20+	625.00	31,875	100%		31,875
Total Acres 72.00				Land Total		213,750

Accpt Land	213,800	**Accepted Bldg**	0	**Total**	213,800

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0578P0385
Reference 2	U-04-009/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	50%		26,250
0.25	Acres-Commercial 1-20	4,750.00	1,188	100%		1,188
Total Acres 2.25				Land Total		79,876

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	686 Sqft	Grade C 100	Base	107,484
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,131
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,130
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	103,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	58,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	110	C 100	8,630	Avg-	57%	100%	100%	4,919
Encl Frame Porch	1970	384	D 100	13,865	Avg-	65%	100%	100%	9,012
1,310 SFLA						Outbuilding Total			13,931

Accpt Land	79,900	Accepted Bldg	72,800	Total	152,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0578P0385
Reference 2	U-04-009/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1997	672	D 100	58,007	Avg.	87%	90%	100%	45,419
Frame Garage	1997	280	D 100	10,482	Avg.	87%	100%	100%	9,119
Frame Shed	1997	144	D 100	948	Avg.	87%	100%	100%	825
1,310 SFLA							Outbuilding Total		55,363

Accpt Land	0	**Accepted Bldg**	55,400	**Total**	55,400

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	79,900	72,800	152,700	79,900	72,800	152,700
2	0	55,400	55,400	0	55,400	55,400
TOTAL	79,900	128,200	208,100	79,900	128,200	208,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2353P0322
Reference 2	R-02-043/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	57,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,296 Sqft	Grade C 105	Base	155,988
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	142,345

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	116,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1983	840	B 105	88,561	Avg.	80%	100%	100%	70,849
Wood Deck	2013	200	C 100	2,738	Avg.	92%	100%	100%	2,519
1,296 SFLA						Outbuilding Total			73,368

Accpt Land	57,000	Accepted Bldg	190,100	Total	247,100

Map/Lot: R05-084
Account: 704 Card: 1 of 1 Location: 218 ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1996
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2194P0352		
Reference 2	R-05-084/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.16	Acres-Rear Land 1-10	2,500.00	5,400	100%		5,400
Total Acres 3.16				Land Total		53,525

Dwelling Description **Replacement Cost New**

Log	One Story	1,400 Sqft	Grade B 95	Base	195,942
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	None			Insulation	-2,715
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Above Average	Typical	203,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	191,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	300	C 100	4,012	Avg.	88%	100%	100%	3,531
Open Frame Porch	1999	304	C 100	7,981	Avg.	88%	100%	100%	7,023
1,400 SFLA						Outbuilding Total			10,554

Accpt Land	53,500	Accepted Bldg	201,700	Total	255,200

Map/Lot: R03-069-015
Account: 436 Card: 1 of 1 Location: 42 HILLTOP DRIVE

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/31/2010
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4369P0184 B4658P0216		
Reference 2	R-03-069/15 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.51	Acres-Rear Land 1-10	2,500.00	1,275	100%		1,275
Total Acres 1.51					Land Total	39,775

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 100	Base	160,350
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet None	Basement	-16,699
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,560
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	141,351

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	130,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	144	C 100	2,024	Avg.	92%	100%	100%	1,862
Wood Deck	2006	64	C 100	1,004	Avg.	92%	100%	100%	924
Open Frame Porch	2006	288	C 100	7,576	Avg.	92%	100%	100%	6,970
1,344 SFLA							Outbuilding Total		9,756

Accpt Land	39,800	Accepted Bldg	139,800	Total	179,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/03/2005
Sale Price	26,200
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3588P0187 (11/05)		
Reference 2	R-7-67/B		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	80%	Topography	30,000
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.89	Acres-Rear Land 1-10	2,500.00	4,725	100%		4,725
Total Acres 2.89				Land Total		38,475

Accpt Land	38,500	**Accepted Bldg**	0	**Total**	38,500

Neighborhood	RURAL WEST		
Zoning/Use	SHORE RES PROTEC		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B0000P0000		
Reference 2	R-02-036/01 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10' Mobile Home	1965	10X40	D 100	42,255	Poor	20%	50%	100%	4,226
Open Frame Porch	1965	40	D 100	1,118	Poor	33%	0%	100%	0
400 SFLA							Outbuilding Total		4,226

Accpt Land 0 **Accepted Bldg** 4,200 **Total** 4,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/24/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1665P0334 B4563P0267		
Reference 2	U-23-029/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.03	Acres-Rear Land 1-10	2,500.00	5,075	100%		5,075
Total Acres 3.03				Land Total		46,325

Accpt Land	46,300	**Accepted Bldg**	0	**Total**	46,300

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1950P0062
Reference 2	R-07-079/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
21.00	R 20+-Rear 20+	625.00	13,125	100%		13,125
Total Acres 42.00					Land Total	91,875

Dwelling Description **Replacement Cost New**

Conventional	One Story	768 Sqft	Grade D 95	Base	67,801
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,063
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	OLD TYPE	Old Type	Fair	Typical	54,158

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	48%	100%	100%	25,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1954	378	D 100	2,486	Avg.	66%	100%	100%	1,641
CAMP OR CABIN...	1950	168	D 100	4,114	Fair	42%	100%	100%	1,728
Open Frame Porch	1954	72	D 100	1,814	Fair	43%	100%	100%	780
768 SFLA						Outbuilding Total			4,149

Accpt Land	91,900	Accepted Bldg	30,100	Total	122,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/01/1997
Sale Price	19,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2272P0332		
Reference 2	R-07-026/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	46,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 95	Base	157,202
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	842 Sqft, Grade B	Basement Gar	None	Fin Bsmt	51,204
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	217,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	191,588

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	168	B 100	5,220	Avg.	88%	100%	100%	4,594
Frame Shed	1999	64	B 100	564	Avg.	88%	100%	100%	496
Open Frame Porch	2001	32	B 100	1,261	Avg.	89%	100%	100%	1,122
Wood Deck	2001	168	B 95	2,546	Avg.	88%	100%	100%	2,240
1,404 SFLA							Outbuilding Total		8,452

Accpt Land	46,400	**Accepted Bldg**	200,000	**Total**	246,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/18/2014
Sale Price	164,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B2697P0084 (06/01)		
Reference 2	U-01-137/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.39	Acres-Influence W Size Adj	21,875.00	8,531	100%		8,531
Total Acres 0.39				Land Total		227,281

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	133,812
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	144,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	109,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1967	304	C 100	12,871	Avg.	76%	100%	100%	9,782
Frame Shed	1990	96	C 100	735	Avg-	74%	100%	100%	544
Patio	1967	160	C 100	1,718	Avg.	72%	100%	100%	1,237
ONE STORY FRAME 1,528 SFLA	2002	384	C 100	30,125	Avg.	90%	100%	100%	27,112
						Outbuilding Total			38,675

Accpt Land	227,300	**Accepted Bldg**	148,500	**Total**	375,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved
Reference 1	B0756P0099
Reference 2	U-05-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27					Land Total	86,175

Dwelling Description

Colonial	Two Story	510 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	111,426
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-5,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	11	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	Full Finished			Attic	10,782
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	GOOD	TYPICAL	Above Average	Typical	126,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	94,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1900	700	B 95	97,782	Avg+	75%	100%	100%	73,336
ONE STORY FRAME	1900	288	B 95	24,684	Avg+	75%	100%	100%	18,513
Open Frame Porch	1900	248	B 95	7,171	Avg+	75%	100%	100%	5,378
Frame Shed	1940	192	C 100	1,469	Avg.	65%	100%	100%	955
2,708 SFLA							Outbuilding Total		98,182

Accpt Land	86,200	Accepted Bldg	192,900	Total	279,100

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0756P0099
Reference 2	U-05-028/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Restrictio	40,500
0.07	Acres-HS Size Adj	4,500.00	315	100%		315
Total Acres 0.07				Land Total		40,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1950	240	C 100	1,836	Fair	42%	100%	100%	771
						Outbuilding Total			771

Accpt Land	40,800	**Accepted Bldg**	800	**Total**	41,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/13/2021
Sale Price	440,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3426P0014 B3815P0155		
Reference 2	U-22-023/00 0000000000		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19				Land Total		45,850

Dwelling Description **Replacement Cost New**

Modern/Contemp.	One Story	3,514 Sqft	Grade B 105	Base	482,137
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,383
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	6,778
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	502,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	462,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	2007	39	B 105	3,695	Avg.	92%	100%	100%	3,399
1SFr Overhang	2007	27	B 105	2,558	Avg.	92%	100%	100%	2,353
Open Frame Porch	2007	123	B 105	4,105	Avg.	92%	100%	100%	3,777
Wood Deck	2009	288	C 100	3,860	Avg.	92%	100%	100%	3,551
Open Frame Porch	2007	119	B 100	3,794	Avg.	92%	100%	100%	3,490
3,580 SFLA						Outbuilding Total			16,570

Accpt Land	45,900	**Accepted Bldg**	479,200	**Total**	525,100

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/16/2023
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0962P0262
Reference 2	U-05-007/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.46	Acres-HS Size Adj	4,500.00	2,070	100%		2,070
Total Acres 0.46					Land Total	83,070

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	384 Sqft	Grade C 95	Base	57,203
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-2,266
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	8,094
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1995	GOOD	GOOD	Average	Typical	63,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	40,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1995	576	C 95	69,966	Avg.	65%	100%	100%	45,478
1.50 ST BARN....	1920	520	C 100	28,392	Avg-	57%	100%	100%	16,183
Frame Shed	1920	208	D 100	1,369	Avg-	57%	100%	100%	780
Wood Deck	2002	96	C 100	1,411	Avg.	90%	100%	100%	1,270
Wood Deck	2002	192	C 100	2,635	Avg.	90%	100%	100%	2,372
Frame Shed	1860	96	C 95	699	Avg.	65%	100%	100%	454
1,728 SFLA						Outbuilding Total			66,537

Accpt Land	83,100	Accepted Bldg	107,500	Total	190,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	03/22/2018
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3297P0245 B4629P0220		
Reference 2	R-07-063/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	80%	Topography	30,000
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	34,250

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	572 Sqft	Grade C 95	Base	96,552
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,642
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	84,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	71,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2023	320	B 100	2,815	Avg.	92%	100%	100%	2,590
1,001 SFLA							Outbuilding Total		2,590

Accpt Land	34,300	**Accepted Bldg**	74,600	**Total**	108,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	01/08/2003
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2978P0204 B2745P0293 01/03		
Reference 2	U-04-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
4.55	Acres-Rear Land 1-10	2,500.00	11,375	100%		11,375
Total Acres 5.55					Land Total	49,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	662 Sqft	Grade B 95	Base	113,407
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-6,740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-193
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	Old Type	Below Average	Typical	106,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	60,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1800	10	B 95	590	Avg-	57%	100%	100%	336
1 Story/BASEMENT	1800	240	B 95	24,284	Avg-	57%	100%	100%	13,842
Encl Frame Porch	1800	96	B 95	4,772	Avg-	57%	100%	100%	2,720
Frame Shed	1800	171	D 100	1,125	Avg.	65%	100%	100%	731
Frame Shed	1800	96	D 100	632	Avg.	65%	100%	100%	411
2.00 ST BARN....	1800	1020	C 100	78,599	Avg.	65%	50%	100%	25,544
Frame Shed	1800	80	D 100	526	Poor	25%	100%	100%	132
Frame Shed	1800	132	D 100	869	Poor	25%	100%	100%	217
Frame Shed	1800	48	D 100	316	Poor	25%	100%	100%	79
Unfin Basement	1800	171	B 95	935	Avg-	57%	100%	100%	533
1,233 SFLA							Outbuilding Total		44,545

Accpt Land 49,900 **Accepted Bldg** 105,200 **Total** 155,100

Map/Lot: U01-117
Account: 1255 Card: 1 of 1 Location: 19 PLEASANT STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/25/2005
Sale Price	414,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3541P0269 (08/05)		
Reference 2	U-01-117/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.35	Acres-Influence W Size Adj	21,875.00	7,656	100%		7,656
Total Acres 0.35				Land Total		226,406

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,147 Sqft	Grade A 100	Base	301,344
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-14,323
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,514
Attic	Floor & Stairs			Attic	3,274
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-546
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1766	1820	TYPICAL	Old Type	Good	Typical	299,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	239,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	136	B 100	12,269	Avg.	65%	100%	100%	7,975
Open Frame Porch	1766	210	B 100	6,442	Avg.	65%	100%	100%	4,187
1.50 ST SHED....	1940	320	C 100	2,800	Avg-	57%	100%	100%	1,596
Canopy	1940	120	C 100	1,606	Avg-	57%	100%	100%	915
2,430 SFLA						Outbuilding Total			14,673

Accpt Land	226,400	**Accepted Bldg**	254,100	**Total**	480,500

Map/Lot: U17-001-K
Account: 2102 Card: 1 of 1 Location: 9 BORSKI'S WAY

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/14/2017
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3387P0143 (11/04)		
Reference 2	U-17-001/K		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	110%	Neighborho	45,375
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33					Land Total	50,325

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	174,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	160,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2017	672	C 100	23,350	Avg.	92%	100%	100%	21,482
Open Frame Porch	2017	120	C 100	3,324	Avg.	92%	100%	100%	3,058
Wood Deck	2017	312	C 100	4,165	Avg.	92%	100%	100%	3,832
1,456 SFLA						Outbuilding Total			28,372

Accpt Land 50,300 **Accepted Bldg** 189,000 **Total** 239,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1996
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2367P0183		
Reference 2	R-05-039/A2 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 25 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.83	Acres-Rear Land 1-10	2,500.00	4,575	100%		4,575
Total Acres 2.83					Land Total	43,075

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	960 Sqft	Grade B 95	Base	116,835
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	768	Insulation	0
Unfin. Living Area	20%			Unfinished	-8,191

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1996	0	TYPICAL	TYPICAL	Average	Typical	108,644

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	Location	88%	100%	95%	90,826

Accpt Land	43,100	**Accepted Bldg**	90,800	**Total**	133,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0919P0012
Reference 2	R-05-039/06 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 2 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.96	Acres-HS Size Adj	3,500.00	3,360	100%		3,360
Total Acres 0.96					Land Total	38,360

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	920 Sqft	Grade C 105	Base	107,611
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	460 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,886
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	138,970

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	80%	100%	95%	105,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	279	C 105	22,982	Avg.	80%	100%	95%	17,467
1SFr Overhang	1976	34	C 105	2,801	Avg.	80%	100%	95%	2,129
Wood Deck	1976	218	C 105	3,116	Avg.	80%	100%	95%	2,368
Wood Deck	2005	72	C 105	1,160	Avg.	80%	100%	95%	882
Frame Shed	2001	256	C 100	1,959	Avg-	79%	100%	95%	1,471
1 & 3/4 STORY FR 2,416 SFLA	1976	676	C 105	80,721	Avg.	80%	100%	95%	61,348
							Outbuilding Total		85,665

Accpt Land	38,400	Accepted Bldg	191,300	Total	229,700

Name: CURTIS, SHIRLEY I. & STETSON L.
TRUSTEES, SHIRLEY I. CURTIS LIVING TRUST Map/Lot: R07-029-A

Account: 959 Card: 1 of 1 Location: 76 TWO BRIDGE ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/23/2003
Sale Price	32,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3178P0179 B3771P0259 B4768P0161		
Reference 2	R-07-029/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,239 Sqft	Grade B 100	Base	219,043
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	560 Sqft, Grade D	Basement Gar	None	Fin Bsmt	26,808
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	15%			Unfinished	-12,516

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	239,867

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	218,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	55	B 100	1,930	Avg.	91%	100%	100%	1,756
1.50 ST GARAGE..	2004	728	B 100	61,526	Avg.	91%	100%	100%	55,989
Frame Shed	2014	192	B 100	1,689	Avg.	92%	100%	100%	1,554
1,580 SFLA							Outbuilding Total		59,299

Accpt Land	47,900	**Accepted Bldg**	277,600	**Total**	325,500

Name: CURTIS, WENDY D J/T
CURTIS, THOMAS B. & DIANE A.

Map/Lot: U13-011

Account: 1697 Card: 1 of 1 Location: 154 BEECHNUT HILL ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	09/01/2009
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4195P0251		
Reference 2	U-13-011/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.65	Acres-HS Size Adj	3,750.00	2,438	100%		2,437
Total Acres 0.65					Land Total	39,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X76	C 100	120,960	Avg-	47%	50%	100%	28,274
Encl Frame Porch	1990	128	D 100	4,880	Same	47%	100%	100%	2,281
Open Frame Porch	1990	80	D 100	1,988	Same	47%	100%	100%	929
Wood Deck	1990	64	C 100	1,004	Same	47%	100%	100%	469
Frame Shed	1990	192	C 100	1,469	Avg-	74%	100%	100%	1,087
Frame Garage	1990	672	C 100	23,350	Avg-	74%	100%	100%	17,279
ONE STORY FRAME 1,520 SFLA	2001	456	D 100	30,765	Avg-	79%	100%	100%	24,304
							Outbuilding Total		74,623

Accpt Land	39,900	**Accepted Bldg**	74,600	**Total**	114,500

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Reference 1	B0940P0110		
Reference 2	U-09-009/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
1.07	Acres-Rear Land 1-10	2,500.00	2,675	100%		2,675
Total Acres 2.07					Land Total	65,175

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	208,049
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Average	Typical	221,115

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	143,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1935	91	B 100	8,210	Avg.	65%	100%	100%	5,337
1 Story/BASEMENT	1935	150	B 100	15,976	Avg.	65%	100%	100%	10,384
Open Frame Porch	1935	56	B 100	1,959	Avg.	65%	100%	100%	1,273
Open Frame Porch	1935	24	B 100	1,028	Avg.	65%	100%	100%	668
Frame Garage	1935	380	B 100	17,291	Avg.	65%	100%	100%	11,239
2,201 SFLA						Outbuilding Total			28,901

Accpt Land	65,200	**Accepted Bldg**	172,600	**Total**	237,800

Name: CYR, PETER F
CYR, MICHELINE
Map/Lot: R01-044-E
Account: 149 Card: 1 of 1 Location: 545 CROMWELL ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2020
Sale Price	342,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2402P0124		
Reference 2	R-01-044/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750
Total Acres 18.00					Land Total	83,250

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	936 Sqft	Grade B 100	Base	211,041
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	224,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	192,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	156	B 100	16,615	Avg.	86%	100%	100%	14,289
Wood Deck	1993	105	B 100	1,755	Avg.	86%	100%	100%	1,509
1.75 ST GARAGE..	1993	728	B 100	73,099	Avg.	86%	100%	100%	62,865
Open Frame Porch	1993	54	B 100	1,901	Avg.	86%	100%	100%	1,635
AB.GR. POOL.....	1993	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	1999	32	B 100	684	Avg.	88%	100%	100%	602
Wood Deck	1999	200	C 100	2,738	Avg.	88%	100%	100%	2,409
FIN APT/1 ST GARAGE	1993	728	C 100	35,490	Avg.	85%	100%	100%	30,166
2,028 SFLA							Outbuilding Total		114,713

Accpt Land	83,300	**Accepted Bldg**	307,700	**Total**	391,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B0935P0127
Reference 2	R-04-032/00 0000000000
Tran/Land/Bldg	9 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Rear Land 1-10	2,500.00	12,500	25%	Access	3,125
Total Acres 5.00					Land Total	3,125

Accpt Land	3,100	**Accepted Bldg**	0	**Total**	3,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/07/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3494P0095 (06/05)		
Reference 2	R-5-9-A		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	50%	Access	17,500
1.00	Acres-HS Size Adj	3,500.00	3,500	50%	Access	1,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
11.00	Acres-Rear Land 11-20	1,250.00	13,750	100%		13,750
Total Acres 22.00					Land Total	58,000

Accpt Land	58,000	**Accepted Bldg**	0	**Total**	58,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1693P0080
Reference 2	R-05-022/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,920 Sqft	Grade B 95	Base	245,354
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-13,031
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	Floor & Stairs			Attic	4,468
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2002	TYPICAL	TYPICAL	Average	Typical	246,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	201,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	300	C 100	4,012	Avg.	90%	100%	100%	3,611
Frame Garage	1982	720	C 100	24,718	Avg.	80%	100%	100%	19,774
Frame Shed	1982	100	C 100	765	Avg.	80%	100%	100%	612
Wood Deck	1982	64	B 95	1,096	Avg.	82%	100%	100%	899
Canopy	1982	364	D 100	4,018	Fair	58%	100%	100%	2,330
Canopy	1982	285	D 100	3,165	Fair	58%	100%	100%	1,836
Open Frame Porch	1982	190	D 100	4,382	Fair	58%	100%	100%	2,542
Frame Shed	1982	64	D 100	421	Fair	58%	100%	100%	244
Frame Shed	2012	320	C 100	2,448	Avg.	92%	100%	100%	2,252
Frame Shed	2015	192	D 100	1,262	Avg.	92%	100%	100%	1,161
1,920 SFLA						Outbuilding Total			35,261

Accpt Land 52,000 **Accepted Bldg** 237,100 **Total** 289,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1693P0080
Reference 2	R-05-022/A0 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed 1,920 SFLA	2021	400	C 100	3,060	Avg.	92%	100%	100%	2,815
						Outbuilding Total			2,815

Accpt Land	0	**Accepted Bldg**	2,800	**Total**	2,800

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	52,000	237,100	289,100	52,000	237,100	289,100
2	0	2,800	2,800	0	2,800	2,800
TOTAL	52,000	239,900	291,900	52,000	239,900	291,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0672P0098
Reference 2	R-07-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00				Land Total		60,375

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	567 Sqft	Grade C 100	Base	93,418
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,761
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Fair	Typical	91,657

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	38,496

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1850	250	C 100	10,654	Fair	42%	100%	100%	4,475
ONE STORY FRAME	1850	66	C 100	5,178	Fair	42%	100%	100%	2,175
Wood Deck	1850	60	C 100	952	Fair	42%	100%	100%	400
Frame Garage	1999	968	C 100	31,779	Avg.	88%	100%	100%	27,966
Encl Frame Porch	1850	60	C 100	2,900	Fair	42%	100%	100%	1,218
Wood Deck	2000	105	C 100	1,526	Fair	42%	100%	100%	641
Frame Shed	1850	468	D 100	3,079	Fair	42%	100%	100%	1,293
1,058 SFLA						Outbuilding Total			38,168

Accpt Land 60,400 **Accepted Bldg** 76,700 **Total** 137,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0672P0098
Reference 2	R-07-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Dwelling Description

Conventional	One & 3/4 Story	684 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	T-111	Masonry Trim	None	Base	108,276
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,106
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Below Average	Typical	109,110

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	76,377

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	280	D 100	3,231	Avg.	77%	100%	100%	2,488
Wood Deck	1976	392	D 100	4,459	Avg.	77%	100%	100%	3,433
Wood Deck	1976	392	D 100	4,459	Avg.	77%	100%	100%	3,433
Wood Deck	1976	114	D 100	1,411	Avg.	77%	100%	100%	1,086
Wood Deck	1976	160	D 100	1,916	Avg.	77%	100%	100%	1,475
ONE STORY FRAME	1976	168	C 100	13,180	Avg-	68%	100%	100%	8,962
Frame Shed	1976	168	C 100	1,285	Avg-	68%	100%	100%	874
Wood Deck	1976	90	C 100	1,335	Avg-	68%	100%	100%	908
1,365 SFLA							Outbuilding Total		22,659

Accpt Land	0	**Accepted Bldg**	99,000	**Total**	99,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0672P0098
Reference 2	R-07-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.00 ST BARN....	1970	1708	D 100	108,110	Avg-	65%	100%	100%	70,272
1,365 SFLA						Outbuilding Total			70,272

Accpt Land	0	**Accepted Bldg**	70,300	**Total**	70,300

Name: DALTON, PAULINE E(TRUSTEE)
DALTON, JOSEPH P. & GERTRUDE E.

Map/Lot: R07-015

Account: 915

Location: 320 BIRCH POINT ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	60,400	76,700	137,100	60,400	76,700	137,100
2	0	99,000	99,000	0	99,000	99,000
3	0	70,300	70,300	0	70,300	70,300
TOTAL	60,400	246,000	306,400	60,400	246,000	306,400

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1398P0343
Reference 2	R-02-002/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.26	Acres-Rear Land 1-10	2,500.00	8,150	100%		8,150
Total Acres 4.26					Land Total	57,650

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,922 Sqft	Grade B 100	Base	258,536
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	Floor & Stairs			Attic	4,708
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	273,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	251,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1986	200	C 95	1,454	Avg.	82%	100%	100%	1,192
Encl Frame Porch	2012	192	B 100	9,529	Avg.	92%	100%	100%	8,767
Wood Deck	2012	280	B 100	4,321	Avg.	92%	100%	100%	3,975
1SFr Overhang	2012	180	B 100	16,240	Avg.	92%	100%	100%	14,941
2,102 SFLA						Outbuilding Total			28,875

Accpt Land	57,700	Accepted Bldg	280,300	Total	338,000

Map/Lot: R04-002-020
Account: 2676 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #20

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/19/2022
Sale Price	34,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2			
Tran/Land/Bldg	0 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Beaumont	M/H	1989	14X52	C 100	89,640	Fair	32%	100%	100%	28,779
Wood Deck		2017	60	C 100	952	Avg.	92%	100%	100%	876
728 SFLA							Outbuilding Total			29,655

Accpt Land	0	**Accepted Bldg**	29,700	**Total**	29,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/27/2015
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1723P0205		
Reference 2	U-19-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.59	Acres-HS Size Adj	4,125.00	2,434	100%		2,434
Total Acres 0.59				Land Total		43,684

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,152 Sqft	Grade D 100	Base	82,774
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,488
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	91,926

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	79,976

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2001	624	C 100	21,984	Avg.	89%	100%	100%	19,566
1,152 SFLA						Outbuilding Total			19,566

Accpt Land	43,700	**Accepted Bldg**	99,500	**Total**	143,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1995
Sale Price	62,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2894P0313 08/02		
Reference 2	R-05-024/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade C 105	Base	192,578
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	197,051

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	177,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	676	C 100	23,464	Avg.	74%	100%	100%	17,363
Frame Shed	2005	192	C 100	1,469	Avg.	91%	100%	100%	1,337
Wood Deck	2006	288	C 105	4,052	Avg.	90%	100%	100%	3,647
1,568 SFLA						Outbuilding Total			22,347

Accpt Land	49,500	**Accepted Bldg**	199,700	**Total**	249,200

Map/Lot: R03-051
Account: 383 Card: 1 of 1 Location: 788 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3015P0316 03/03
Reference 2	R-03-051/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,200 Sqft	Grade C 95	Base	133,345
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	133,345

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	97,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1960	572	C 95	19,478	Avg.	73%	100%	100%	14,219
Encl Frame Porch	1960	125	C 95	5,275	Avg.	73%	100%	100%	3,851
Wood Deck	1960	420	C 95	5,265	Avg.	73%	100%	100%	3,843
Frame Shed	1960	360	D 100	2,369	Avg.	69%	100%	100%	1,635
Frame Shed	1960	168	C 100	1,285	Avg.	69%	100%	100%	887
AB.GR. POOL.....	1960	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,200 SFLA							Outbuilding Total		25,673

Accpt Land 51,000 **Accepted Bldg** 123,000 **Total** 174,000

Map/Lot: R07-018
Account: 918 Card: 1 of 1 Location: 360 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/28/2018
Sale Price	109,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4689P0198		
Reference 2	R-07-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		45,450

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	456 Sqft	Grade C 95	Base	66,596
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet None	Basement	-5,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	61,213

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	39,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	240	C 95	17,886	Avg.	65%	100%	100%	11,626
ONE STORY FRAME	1900	192	C 95	14,310	Avg.	65%	100%	100%	9,302
Wood Deck	1990	232	C 100	3,145	Avg.	84%	100%	100%	2,642
Frame Shed	1900	240	D 100	1,579	Fair	42%	100%	100%	663
Frame Shed	1900	210	D 100	1,381	Fair	42%	100%	100%	580
1,116 SFLA						Outbuilding Total			24,813

Accpt Land	45,500	**Accepted Bldg**	64,600	**Total**	110,100

Name: DARE, ALEXI A
BRUSSEAU, NATHAN T
Map/Lot: U02-005-A
Account: 1316 Card: 1 of 1 Location: 34 SAND HILL ROAD

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Gravel

Sale Data

Sale Date	05/04/2021
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2690P0093		
Reference 2	U-02-005/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%		103,125
0.32	Acres-HS Size Adj	13,750.00	4,400	100%		4,400
Total Acres 0.32				Land Total		107,525

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	868 Sqft	Grade C 100	Base	96,694
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	33,398
Heating	100% Electric	Cooling	0% None	Heat	-3,081
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	131,271

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	Location	80%	100%	90%	94,515

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	29	C 100	2,275	Avg.	80%	100%	90%	1,638
Open Frame Porch	1976	300	C 100	7,880	Avg.	80%	100%	90%	5,674
Wood Deck	1976	60	C 100	952	Avg.	80%	100%	90%	686
Swimming Pool	1980	1	C 100	7,224	Avg.	99%	100%	90%	6,437
Frame Shed	1980	64	D 100	421	Poor	43%	100%	90%	163
ONE STORY FRAME 1,197 SFLA	2000	300	C 100	23,535	Avg.	80%	100%	90%	16,945
						Outbuilding Total			31,543

Accpt Land	107,500	**Accepted Bldg**	126,100	**Total**	233,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650
Total Acres 1.26				Land Total		46,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -					400
SLAB.....	2023	980	C 100	3,062	Avg.	92%	100%	100%	2,817
14' Mobile Home	2022	14X70	C 100	113,130	Avg.	90%	50%	100%	50,908
980 SFLA						Outbuilding Total			54,125

Accpt Land 46,000 **Accepted Bldg** 54,100 **Total** 100,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	12/11/2009
Sale Price	158,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4231P0303		
Reference 2	U-23-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.73	Acres-HS Size Adj	3,750.00	2,738	100%		2,738
Total Acres 0.73				Land Total		40,238

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 105	Base	134,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	140,818

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	114,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	116	C 105	3,384	Avg.	81%	100%	100%	2,741
Open Frame Porch	1980	312	C 105	8,592	Avg.	81%	100%	100%	6,960
1,092 SFLA						Outbuilding Total			9,701

Accpt Land	40,200	**Accepted Bldg**	123,800	**Total**	164,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/24/2014
Sale Price	66,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4803P0114		
Reference 2	R-02-017/A1		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X70	D 100	84,690	Avg-	40%	50%	100%	16,938
ONE STORY FRAME 1,172 SFLA	2010	192	C 100	15,062	Avg.	92%	100%	100%	13,857
						Outbuilding Total			30,795

Accpt Land	49,500	**Accepted Bldg**	30,800	**Total**	80,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/07/2004
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3265P0137 (04/04)		
Reference 2	R-03-067/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90					Land Total	54,250

Dwelling Description

Ranch	One Story	855 Sqft	Grade C 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	95,008
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Below Average	Typical	95,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	54,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	336	C 95	25,041	Avg-	57%	100%	100%	14,273
Open Frame Porch	1940	114	C 95	3,014	Avg-	57%	100%	100%	1,718
Open Frame Porch	1940	28	C 95	945	Avg-	57%	100%	100%	539
Wood Deck	1987	57	C 100	914	Avg.	82%	100%	100%	749
Frame Shed	1970	320	C 100	2,448	Fair	52%	100%	100%	1,273
ONE STORY FRAME	2005	360	C 100	28,242	Avg.	91%	100%	100%	25,700
BSMT ENTRY.....	1940	35	C 90	482	Avg-	57%	100%	100%	275
Frame Garage	1940	240	D 100	9,502	Avg-	57%	100%	100%	5,416
1,551 SFLA						Outbuilding Total			49,943

Accpt Land	54,300	**Accepted Bldg**	104,100	**Total**	158,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/01/1999
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2522P0276		
Reference 2	U16-017/00	SER#PAFLV22B43417	
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		47,875

Dwelling Description | **Replacement Cost New**

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,952
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,394
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Below Average	Typical	95,982

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	75,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	64	C 100	1,004	Avg.	88%	100%	100%	884
Encl Frame Porch	1999	336	C 100	14,164	Avg.	88%	100%	100%	12,464
Frame Shed	2000	144	C 100	1,101	Avg.	89%	100%	100%	980
1,568 SFLA						Outbuilding Total			14,328

Accpt Land	47,900	**Accepted Bldg**	90,200	**Total**	138,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/04/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4198P0073 (9/09)		
Reference 2	U16-17-C		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00				Land Total		50,375

Accpt Land	50,400	**Accepted Bldg**	0	**Total**	50,400

Map/Lot: R07-039-008
Account: 2270 Card: 1 of 1 Location: 285 BIRCH POINT ROAD LOT #8

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/06/2017
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	MOBILE HOME ONLY		
Reference 2	D-008		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X72	D 100	86,643	Fair	30%	50%	100%	12,996
Wood Deck	2006	48	D 100	688	Poor	59%	100%	100%	406
1,008 SFLA							Outbuilding Total		13,402

Accpt Land	0	**Accepted Bldg**	13,400	**Total**	13,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/11/2015
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B2358P0199	DIV. DOCKET WISDC-FM	
Reference 2	U-18-5/D		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		45,625

Accpt Land	45,600	**Accepted Bldg**	0	**Total**	45,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/25/2009
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4204P0056 DIV. DOCKET WISDC-FM
Reference 2	U-01-078/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.26	Acres-Influence W Size Adj	21,875.00	5,688	100%		5,688
Total Acres 0.26				Land Total		224,438

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	600 Sqft	Grade C 100	Base	94,083
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1903	2014	TYPICAL	TYPICAL	Average	Typical	96,923

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	63,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2014	180	C 100	16,670	Avg.	92%	100%	100%	15,336
1 Story/BASEMENT	2014	288	C 100	26,672	Avg.	92%	100%	100%	24,538
Frame Shed	1940	180	C 100	1,378	Avg.	65%	100%	100%	896
Wood Deck	2014	250	C 100	3,375	Avg.	92%	100%	100%	3,105
1,368 SFLA						Outbuilding Total			43,875

Accpt Land 224,400 **Accepted Bldg** 106,900 **Total** 331,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/17/2016
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4700P0141		
Reference 2	U-01-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10				Land Total		138,875

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	484 Sqft	Grade C 105	Base	82,089
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-2,960
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	0	OLD TYPE	Old Type	Average	Typical	88,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	57,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1918	96	C 105	4,588	Avg.	65%	100%	100%	2,982
ONE STORY FRAME	2017	91	C 100	7,139	Avg.	92%	100%	100%	6,568
1.25 ST GARAGE..	1940	624	C 100	34,221	Avg.	65%	100%	100%	22,244
938 SFLA						Outbuilding Total			31,794

Accpt Land	138,900	**Accepted Bldg**	89,500	**Total**	228,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/16/2021
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2509P0333		
Reference 2	U-02-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.57	Acres-HS Size Adj	13,750.00	7,838	100%		7,838
Total Acres 0.57					Land Total	76,588

Dwelling Description **Replacement Cost New**

Colonial	Two Story	672 Sqft	Grade C 105	Base	138,342
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2001	TYPICAL	TYPICAL	Average	Typical	142,815

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	75%	69,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1840	361	C 105	29,736	Avg.	65%	100%	75%	14,496
ONE STORY FRAME	1996	384	C 100	30,125	Avg.	87%	100%	75%	19,657
Open Frame Porch	1840	186	C 105	5,245	Avg.	65%	100%	75%	2,557
1.50 ST GARAGE..	1997	312	C 100	25,338	Avg.	87%	100%	75%	16,533
Frame Garage	1940	280	D 100	10,482	Poor	25%	100%	75%	1,965
ONE STORY FRAME	2002	361	C 100	28,320	Avg.	90%	100%	75%	19,116
ONE STORY FRAME	2002	36	C 100	2,824	Avg.	90%	100%	75%	1,906
UA/Fr/B	1997	304	C 105	31,556	Avg.	65%	100%	75%	15,383
Frame Shed	1997	304	C 105	2,441	Avg.	65%	100%	75%	1,190
2,486 SFLA						Outbuilding Total			92,803

Accpt Land	76,600	**Accepted Bldg**	162,400	**Total**	239,000

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/04/2024
Sale Price	389,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1133P0133		
Reference 2	R-07-075/B0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.96	Acres-Rear Land 1-10	2,500.00	2,400	100%		2,400
Total Acres 1.96					Land Total	43,650

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,046 Sqft	Grade C 100	Base	239,318
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	244,998

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	225,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2007	336	C 100	2,570	Avg.	92%	100%	100%	2,364
Frame Shed	2003	192	C 100	1,469	Avg.	90%	100%	100%	1,322
Unfinished Attic	2007	826	C 100	4,501	Avg.	92%	100%	100%	4,141
2,046 SFLA							Outbuilding Total		7,827

Accpt Land	43,700	**Accepted Bldg**	233,200	**Total**	276,900

Map/Lot: U18-005-17A
Account: 2150 Card: 1 of 1 Location: 90 SHADY LANE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public Water
Street	Paved

Sale Data

Sale Date	12/04/2020
Sale Price	56,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2778P0107		
Reference 2	U-18-517/A0		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.76	Acres-HS Size Adj	4,125.00	3,135	100%		3,135
Total Acres 0.76				Land Total		44,385

Dwelling Description **Replacement Cost New**

Double Wide	One Story	708 Sqft	Grade E 100	Base	43,773
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	.....	Basement	None	Basement	-6,975
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Fair	Typical	36,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	100%	70%	100%	25,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	20	E 100	938	Avg-	65%	100%	100%	610
708 SFLA						Outbuilding Total			610

Accpt Land	44,400	Accepted Bldg	26,400	Total	70,800

Map/Lot: R06-004
Account: 811 Card: 1 of 1 Location: 212 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/06/2013
Sale Price	147,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4671P0255		
Reference 2	R-06-004/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.75	Acres-Rear Land 1-10	2,500.00	4,375	100%		4,375
Total Acres 2.75				Land Total		155,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	666 Sqft	Grade B 95	Base	114,092
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	0	TYPICAL	TYPICAL	Above Average	Typical	126,505

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	94,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1848	371	B 95	31,798	Avg+	75%	100%	100%	23,848
1.25 ST GARAGE..	1990	768	C 100	41,146	Avg.	84%	100%	100%	34,563
Frame Bay Window	1848	21	B 95	1,800	Avg+	75%	100%	100%	1,350
ONE STORY FRAME	1999	162	B 95	13,885	Avg.	88%	100%	100%	12,219
Open Frame Porch	1999	54	B 95	1,808	Avg.	88%	100%	100%	1,591
ONE STORY FRAME	2017	192	B 95	16,456	Avg.	92%	100%	100%	15,140
1,745 SFLA						Outbuilding Total			88,711

Accpt Land	155,600	**Accepted Bldg**	183,600	**Total**	339,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	04/30/2004
Sale Price	138,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3284P0272 (04/04)		
Reference 2	U-07-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08				Land Total		49,700

Dwelling Description | **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 100	Base	101,061
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	2010	TYPICAL	TYPICAL	Average	Typical	110,581

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	82,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2010	360	C 100	28,242	Avg.	92%	90%	100%	23,385
Swimming Pool	1970	1	C 100	7,224	Avg.	74%	100%	100%	5,346
Frame Shed	2003	256	D 100	1,685	Avg-	80%	100%	100%	1,348
Frame Shed	2005	256	D 100	1,685	Avg-	81%	75%	100%	1,024
1 Story/BASEMENT	2016	624	C 100	57,790	Avg.	92%	75%	100%	39,875
Frame Garage	2016	384	C 100	15,150	Avg.	92%	75%	100%	10,454
Frame Garage	2016	624	C 100	21,984	Avg.	92%	75%	100%	15,169
1,848 SFLA						Outbuilding Total			96,601

Accpt Land	49,700	Accepted Bldg	179,500	Total	229,200

Map/Lot: U01-122
Account: 1260 Card: 1 of 1 Location: 152 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/28/2008
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1	B3973P0023		
Reference 2	U-01-122/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.30	Acres-Commercial Size Adj	11,875.00	3,563	100%		3,563
Total Acres 0.30				Land Total		230,188

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,939 Sqft	Grade A 100	Base	509,421
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% Heat Pump	Heat	0
Rooms	15	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,806
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-922
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1797	1980	TYPICAL	TYPICAL	Average	Typical	512,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	332,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1797	70	A 100	1,448	Avg.	65%	100%	100%	941
2.00 ST BARN....	1920	616	C 100	50,935	Avg-	57%	50%	100%	14,516
Encl Frame Porch	1797	128	A 100	7,605	Avg.	65%	100%	100%	4,943
3,878 SFLA						Outbuilding Total			20,400

Accpt Land	230,200	**Accepted Bldg**	353,400	**Total**	583,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2483P0249
Reference 2	R-05-097/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.41	Acres-Rear Land 1-10	2,500.00	3,525	100%		3,525
Total Acres 2.41				Land Total		48,213

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	496 Sqft	Grade B 95	Base	84,970
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Fair	Typical	84,970

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	35,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FA/1FR	1840	432	B 95	45,715	Fair	42%	100%	100%	19,200
Frame Bay Window	1840	24	B 95	2,056	Fair	42%	100%	100%	864
1.75 ST BARN....	1900	884	D 100	47,665	Poor	25%	50%	100%	5,958
Wood Deck	2005	192	B 95	2,879	Fair	42%	100%	100%	1,209
2S Fr Bay Window	2005	24	B 95	3,352	Fair	42%	100%	100%	1,408
Frame Shed	2014	120	C 100	918	Avg.	92%	100%	100%	845
1,421 SFLA						Outbuilding Total			29,484

Accpt Land 48,200 **Accepted Bldg** 65,200 **Total** 113,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2381P0065
Reference 2	U-19-013/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	52 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24				Land Total		45,975

Dwelling Description **Replacement Cost New**

Multi Family	Two Story	1,392 Sqft	Grade B 100	Base	285,324
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,803
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	14,697
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Above Average	Typical	312,824

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	Location	91%	100%	100%	284,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 STORY GARAGE	1988	660	C 100	37,588	Avg.	83%	80%	100%	24,958
TWO STORY FRAME	1988	140	B 100	20,586	Avg+	91%	100%	100%	18,733
1SFr Overhang	1988	14	B 100	1,264	Avg+	91%	100%	100%	1,150
Encl Frame Porch	1988	20	B 100	1,458	Avg+	91%	100%	100%	1,327
Wood Deck	1988	196	B 100	3,089	Avg+	91%	100%	100%	2,811
Wood Deck	1988	210	B 100	3,295	Avg+	91%	100%	100%	2,998
1SFr Overhang	1988	24	B 100	2,165	Avg+	91%	100%	100%	1,970
1SFr Overhang	1988	5	B 100	451	Avg+	91%	100%	100%	410
3,107 SFLA						Outbuilding Total			54,357

Accpt Land	46,000	**Accepted Bldg**	339,000	**Total**	385,000

Map/Lot: R06-006-B
Account: 817 Card: 1 of 3 Location: 18 DEER RIDGE ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/13/2021
Sale Price	1,489,523
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3222P0010 (01/04)		
Reference 2	R-06-006/B0 0000000000		
Tran/Land/Bldg	1 2 18		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-Base Homesite Value	37,500.00	1,012,500	112%	Neighborho	1,134,000
1.00	Acres-HS Size Adj	3,750.00	3,750	85%		3,188
3.25	Acres-Rear Land 1-10	2,500.00	8,125	85%		6,906
Total Acres 4.25				Land Total		1,144,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	1980	3680	B 100	281,537	Avg+	86%	112%	100%	271,177
2S Open Fr Porch	0	55	B 100	3,146	Avg+	75%	112%	100%	2,643
Wood Deck	0	312	B 100	4,790	Avg+	75%	112%	100%	4,023
CLUBHOUSE.....	1980	748	B 100	55,342	Avg+	86%	112%	100%	53,305
Frame Shed	1980	144	C 100	1,101	Avg.	79%	112%	100%	974
BSMT FINISHED...	1980	2044	B 100	125,579	Avg+	86%	112%	100%	120,958
2S Open Fr Porch	0	92	B 100	4,904	B Gr	86%	112%	100%	4,723
							Outbuilding Total		457,803

Land	970,200	**Accepted Bldg**	457,800	**Total**	1,428,000

Map/Lot: R06-006-B
Account: 817 Card: 2 of 3 Location: 18 DEER RIDGE ROAD

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/13/2021
Sale Price	1,489,523
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3222P0010 (01/04)		
Reference 2	R-06-006/B0 0000000000		
Tran/Land/Bldg	1 2 18		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	1980	3680	B 100	281,537	Avg+	86%	85%	100%	205,804
2S Open Fr Porch	1980	55	B 100	3,146	Avg+	86%	85%	100%	2,300
Wood Deck	1980	312	B 100	4,790	Avg+	86%	85%	100%	3,501
BSMT FINISHED...	1980	2044	B 100	125,579	Avg+	86%	85%	100%	91,798
2S Open Fr Porch	1980	92	B 100	4,904	Avg+	86%	85%	100%	3,584
							Outbuilding Total		306,987

Accpt Land	0	**Accepted Bldg**	307,000	**Total**	307,000

Map/Lot: R06-006-B
Account: 817 Card: 3 of 3 Location: 18 DEER RIDGE ROAD

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/13/2021
Sale Price	1,489,523
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3222P0010 (01/04)		
Reference 2	R-06-006/B0 0000000000		
Tran/Land/Bldg	1 2 18		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	1980	3680	B 100	281,537	Avg+	86%	85%	100%	205,804
2S Open Fr Porch	0	55	B 100	3,146	Avg+	75%	85%	100%	2,006
BSMT FINISHED...	0	2044	B 100	125,579	Avg+	75%	85%	100%	80,056
2S Open Fr Porch	0	92	B 100	4,904	Avg+	75%	85%	100%	3,126
Wood Deck	0	312	B 100	4,790	Avg+	75%	85%	100%	3,053
								Outbuilding Total	294,045

Accpt Land	0	**Accepted Bldg**	294,000	**Total**	294,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	1,144,100	457,800	1,601,900	970,200	457,800	1,428,000
2	0	307,000	307,000	0	307,000	307,000
3	0	294,000	294,000	0	294,000	294,000
TOTAL	1,144,100	1,058,800	2,202,900	970,200	1,058,800	2,029,000

Map/Lot: U11-016-013
Account: 1662 Card: 1 of 1 Location: 307 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/30/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4434P0315		
Reference 2	U-11-016/13 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Commercial	37,500.00	1,012,500	100%		0
0.00	Acres-Commercial Size Adj	3,750.00	3,750	100%		0
Total Acres 0.00				Land Total		0

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/23/2019
Sale Price	195,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3347P0188 (08/04)		
Reference 2	R-05-102/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.69	Acres-HS Size Adj	4,375.00	3,019	100%		3,019
Total Acres 0.69				Land Total		46,769

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	896 Sqft	Grade C 105	Base	151,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Above Average	Typical	156,439

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	131,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	144	C 105	2,125	Avg+	84%	100%	100%	1,785
BSMT ENTRY.....	1967	32	C 100	490	Avg.	72%	100%	100%	353
Frame Garage	2007	484	C 100	17,998	Avg.	92%	100%	100%	16,558
1,568 SFLA						Outbuilding Total			18,696

Accpt Land	46,800	**Accepted Bldg**	150,100	**Total**	196,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1996
Sale Price	165,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2158P0124		
Reference 2	R-08-001/03 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.60	Acres-Rear Land 1-10	2,500.00	6,500	100%		6,500
Total Acres 3.60					Land Total	47,750

Dwelling Description | **Replacement Cost New**

Colonial	One & 3/4 Story	1,088 Sqft	Grade B 100	Base	226,761
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	544 Sqft, Grade D	Basement Gar	None	Fin Bsmt	26,042
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Full Finished			Attic	18,428
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	286,735

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	237,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	36	B 100	3,834	Avg.	81%	100%	100%	3,106
Encl Frame Porch	1985	96	B 100	5,024	Avg.	81%	100%	100%	4,069
Wood Deck	1985	328	B 100	5,025	Avg.	81%	100%	100%	4,070
1.50 ST GARAGE..	1985	672	C 100	49,710	Avg.	81%	100%	100%	40,265
Frame Shed	1985	132	C 100	1,010	Avg.	81%	100%	100%	818
Encl Frame Porch	2001	320	B 100	15,536	Avg.	89%	100%	100%	13,827
Frame Shed	2006	80	C 100	612	Avg.	92%	100%	100%	563
Frame Shed	2005	80	C 100	612	Avg.	91%	100%	100%	557
Frame Shed	1985	15	B 100	132	Avg.	83%	100%	100%	110
1,940 SFLA							Outbuilding Total		67,385

Accpt Land	47,800	**Accepted Bldg**	305,400	**Total**	353,200

Map/Lot: U16-005-A
Account: 1756 Card: 1 of 1 Location: 19 OXHORN ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	08/12/2020
Sale Price	84,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1359P0183
Reference 2	U-16-005/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 2 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.22	Acres-Rear Land 1-10	2,500.00	550	100%		550
Total Acres 1.22					Land Total	76,863

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	800 Sqft	Grade B 95	Base	134,361
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,862
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-233
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	TYPICAL	TYPICAL	Below Average	Typical	135,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	77,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1810	234	B 95	20,056	Avg-	57%	100%	100%	11,432
Unfinished Attic	1810	234	B 95	1,392	Avg-	57%	100%	100%	793
Frame Garage	1810	864	D 100	24,782	Avg-	57%	100%	100%	14,126
1,434 SFLA						Outbuilding Total			26,351

Accpt Land	76,900	**Accepted Bldg**	103,900	**Total**	180,800

Name: DECOSTA, MITCHELL C
DECOSTA, MARISSA L
Map/Lot: R03-001-F
Account: 2235 Card: 1 of 1 Location: 219 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/14/2018
Sale Price	25,600
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3385P0183 (10/04)		
Reference 2	R-03-001/F		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%		22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.01	Acres-Rear Land 1-10	2,500.00	10,025	50%		5,013
Total Acres 5.01				Land Total		32,013

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,564 Sqft	Grade C 100	Base	182,939
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	187,199

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	172,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2019	50	C 100	1,552	Avg.	92%	100%	100%	1,428
1,564 SFLA						Outbuilding Total			1,428

Accpt Land	32,000	**Accepted Bldg**	173,700	**Total**	205,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/09/2019
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3693P0255		
Reference 2	U-01-141/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.17	Acres-HS Size Adj	13,750.00	2,338	100%		2,338
Total Acres 0.17				Land Total		139,838

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 100	Base	129,758
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,266
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1916	0	OLD TYPE	Old Type	Average	Typical	157,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	102,508

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1916	168	C 110	4,992	Good	80%	100%	100%	3,994
1.25 ST GARAGE.. 1,456 SFLA	1916	336	C 100	20,372	Fair	42%	100%	100%	8,556
						Outbuilding Total			12,550

Accpt Land	139,800	**Accepted Bldg**	115,100	**Total**	254,900

Name: DEION, TAMMY J
DEION, JUDY ANN
Map/Lot: R01-016
Account: 79 Card: 1 of 1 Location: 173 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2020
Sale Price	186,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2248P0105		
Reference 2	R-01-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.81	Acres-Rear Land 1-10	2,500.00	4,525	100%		4,525
Total Acres 2.81					Land Total	54,025

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	420 Sqft	Grade D 110	Base	62,302
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,030
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	2016	TYPICAL	TYPICAL	Very Good	Typical	65,098

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	55,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT 1,210 SFLA	1942	580	D 110	50,815	V.G.	85%	100%	100%	43,193
							Outbuilding Total		43,193

Accpt Land	54,000	Accepted Bldg	98,500	Total	152,500

Map/Lot: R07-039-002
Account: 2754 Card: 1 of 1 Location: 285 BIRCH POINT ROAD LOT #2

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Sale Data

Sale Date	04/01/2022
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2013	14X56	C 100	94,860	Avg-	85%	50%	100%	40,316
SLAB.....	1	784	C 100	2,450	Avg.	65%	100%	100%	1,592
784 SFLA						Outbuilding Total			41,908

Accpt Land	0	**Accepted Bldg**	41,900	**Total**	41,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	11/09/2002
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2949P0318 11/02		
Reference 2	R-04-017/A0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
5.21	Acres-Rear Land 1-10	2,500.00	13,025	100%		13,025
2.00	Acres-Wasteland	75.00	150	100%		150
Total Acres 8.21				Land Total		51,675

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 95	Base	211,764
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	214,867

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	193,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	392	C 100	5,185	Avg.	91%	100%	100%	4,718
Wood Deck	2004	49	C 100	812	Avg.	91%	100%	100%	739
2,100 SFLA						Outbuilding Total			5,457

Accpt Land	51,700	**Accepted Bldg**	198,800	**Total**	250,500

Map/Lot: R07-066-001
Account: 994 Card: 1 of 1 Location: 212 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	10/09/2006
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B0000P0000		
Reference 2	R-07-065/B1 0000000000		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Dwelling Description

Double Wide	One Story	1,836 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	131,921
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,020
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,803
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Below Average	Typical	111,762

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,292

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1998	64	C 100	490	Avg.	88%	100%	100%	431
Wood Deck	1999	288	C 100	3,860	Avg.	88%	100%	100%	3,397
Frame Shed	2003	96	C 100	735	Avg.	90%	100%	100%	662
Wood Deck	1999	50	D 100	710	Avg.	88%	100%	100%	625
Frame Shed	2005	320	C 100	2,448	Avg.	91%	100%	100%	2,228
Frame Shed	2006	96	C 100	735	Avg.	92%	100%	100%	676
Frame Shed	2003	84	C 100	642	Avg.	90%	100%	100%	578
1,836 SFLA							Outbuilding Total		8,597

Accpt Land	0	**Accepted Bldg**	96,900	**Total**	96,900

Map/Lot: R02-014
Account: 202 Card: 1 of 1 Location: 536 LOWELLTOWN ROAD

Neighborhood	RURAL WEST	**Sale Data**	
Zoning/Use	SHORE STREAM PRO RU	Sale Date	07/15/2004
Topography	Level	Sale Price	0
Utilities	Drilled WellSeptic System	Sale Type	
Street	Paved	Financing	
		Verified	
		Validity	
Reference 1	B3327P0031 (07/04)		
Reference 2	R-02-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0 OPEN SPACE 0		
Exemption(s)	0 50 0 Land Schedule 103		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	780 Sqft	Grade C 105	Base	125,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2004	TYPICAL	TYPICAL	Good	Typical	125,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	100,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1850	140	C 100	1,071	Avg.	65%	100%	100%	696
Barn 1S	2005	480	C 100	17,050	Avg.	91%	100%	100%	15,516
1,170 SFLA							Outbuilding Total		16,212

Accpt Land	51,300	**Accepted Bldg**	116,900	**Total**	168,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1092P0129
Reference 2	R-02-015/E0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.93	Acres-HS Size Adj	4,500.00	4,185	100%		4,185
Total Acres 0.93				Land Total		49,185

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 100	Base	198,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Good	Typical	202,904

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	192,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	1994	21	B 100	1,895	Avg.	86%	100%	100%	1,630
Wood Deck	2001	360	C 100	4,778	Avg.	89%	100%	100%	4,252
Frame Bay Window	1994	24	B 100	2,165	Avg.	86%	100%	100%	1,862
Frame Shed	2010	140	C 100	1,071	Avg.	92%	100%	100%	985
1,725 SFLA						Outbuilding Total			8,729

Accpt Land	49,200	**Accepted Bldg**	201,500	**Total**	250,700

Map/Lot: U18-005-012
Account: 1786 Card: 1 of 1 Location: 76 SHADY LANE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/30/2004
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3365P0300 B4647P0062		
Reference 2	U-18-005/12 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.40	Acres-Rear Land 1-10	2,500.00	3,500	100%		3,500
Total Acres 2.40				Land Total		48,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	174,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	158,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	2004	30	C 100	459	Avg.	91%	100%	100%	418
Wood Deck	2005	270	C 100	3,630	Avg.	91%	100%	100%	3,303
Frame Garage	2005	1008	C 100	32,918	Avg.	91%	100%	100%	29,955
1,456 SFLA						Outbuilding Total			33,676

Accpt Land	48,900	**Accepted Bldg**	192,500	**Total**	241,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0844P0072
Reference 2	R-01-012/A0 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00					Land Total	74,500

Dwelling Description

				Replacement Cost New	
Other	One & 1/2 Story	896 Sqft	Grade C 100	Base	136,365
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Below Average	Typical	140,625

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	90%	100%	89,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1977	604	C 100	7,889	Avg.	77%	100%	100%	6,075
1.75 ST GARAGE..	1977	768	C 100	67,056	Avg.	77%	100%	100%	51,633
Frame Garage	1999	512	D 100	16,162	Avg.	88%	100%	100%	14,223
Frame Shed	2000	512	D 100	3,368	Avg.	89%	100%	100%	2,998
Frame Shed	2003	64	C 100	490	Avg.	90%	100%	100%	441
1,344 SFLA							Outbuilding Total		75,370

Accpt Land	74,500	Accepted Bldg	165,200	Total	239,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0844P0072
Reference 2	R-01-012/A0 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 2,142 SFLA	1995	14X57	D 100	71,996	Fair	45%	50%	100%	16,104
							Outbuilding Total		16,104

Accpt Land	0	**Accepted Bldg**	16,100	**Total**	16,100

Name: DELANO, TALBOT E
DELANO, LINDA

Map/Lot: R01-012-A
Account: 66
Location: 21 OUTBACK ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	74,500	165,200	239,700	74,500	165,200	239,700
2	0	16,100	16,100	0	16,100	16,100
TOTAL	74,500	181,300	255,800	74,500	181,300	255,800

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1594P0003
Reference 2	R-01-011 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.34	Acres-HS Size Adj	4,500.00	1,530	100%		1,530
Total Acres 0.34					Land Total	46,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1971	684	D 100	4,500	Fair	52%	100%	100%	2,340
16' Mobile Home	1996	16X76	D 100	104,652	Fair	47%	50%	100%	24,511
Wood Deck	2005	112	C 100	1,615	Avg.	91%	100%	100%	1,470
Wood Deck	2005	96	C 100	1,411	Avg.	91%	100%	100%	1,284
1,216 SFLA							Outbuilding Total		29,605

Accpt Land	46,500	**Accepted Bldg**	29,600	**Total**	76,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/22/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B0000P0000		
Reference 2	R-1-12/A2		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	320	D 100	3,670	Avg-	80%	100%	100%	2,936
Frame Shed	2000	40	D 100	264	Avg-	79%	100%	100%	209
Frame Shed	2003	256	D 100	1,685	Avg.	90%	100%	100%	1,516
14' Mobile Home	2000	14X68	D 100	82,737	Avg.	77%	50%	100%	31,716
952 SFLA							Outbuilding Total		36,377

Accpt Land	0	**Accepted Bldg**	36,400	**Total**	36,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B3757P0177
Reference 2	R-07-066/00 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
3.09	Acres-Rear Land 1-10	2,500.00	7,725	100%		7,725
Total Acres 4.09				Land Total		48,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1975	12X61	D 100	65,326	Poor	20%	50%	100%	6,533
Frame Shed	1980	64	D 100	421	Poor	20%	50%	100%	42
Frame Garage	1980	720	C 100	24,718	Fair	57%	100%	100%	14,089
Frame Garage	1980	720	C 100	24,718	Fair	57%	100%	100%	14,089
732 SFLA							Outbuilding Total		34,753

Accpt Land 49,000 **Accepted Bldg** 34,800 **Total** 83,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3757P0177
Reference 2	R-07-066/00 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1988	14X48	D 100	63,207	Poor	20%	50%	100%	6,321
CONCRETE PLATFRM	2007	672	C 100	4,039	Avg.	92%	100%	100%	3,716
ONE STORY FRAME	2000	168	D 100	11,335	Poor	56%	100%	100%	6,348
CONCRETE PLATFRM	2007	168	C 100	1,010	Avg.	92%	100%	100%	929
Wood Deck	2007	64	D 100	864	Fair	72%	100%	100%	622
1,572 SFLA						Outbuilding Total			17,936

Accpt Land	0	**Accepted Bldg**	17,900	**Total**	17,900

Name: DELANO, TALBOT E J/T
DELANO, LINDA M

Map/Lot: R07-066

Account: 996

Location: 224 OLD BATH ROAD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	49,000	34,800	83,800	49,000	34,800	83,800
2	0	17,900	17,900	0	17,900	17,900
TOTAL	49,000	52,700	101,700	49,000	52,700	101,700

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B2659P0287
Reference 2	U-11-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29				Land Total		63,225

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	850 Sqft	Grade C 100	Base	94,689
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Below Average	Typical	94,689

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	59,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1955	28	C 100	2,196	Avg-	63%	100%	100%	1,383
Frame Garage	1955	576	D 100	17,730	Fair	44%	100%	100%	7,801
878 SFLA						Outbuilding Total			9,184

Accpt Land	63,200	Accepted Bldg	68,800	Total	132,000

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/30/2014
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4804P0157		
Reference 2	U-19-012/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00				Land Total		77,500

Accpt Land	77,500	**Accepted Bldg**	0	**Total**	77,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	07/02/2010
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4293P0271		
Reference 2	U-22-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.64	Acres-HS Size Adj	4,125.00	2,640	100%		2,640
Total Acres 0.64				Land Total		43,890

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	4,914
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	210,317

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	180,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2015	80	C 100	1,208	Avg.	92%	100%	100%	1,111
Wood Deck	2015	576	C 100	7,531	Avg.	92%	100%	100%	6,929
1,960 SFLA						Outbuilding Total			8,040

Accpt Land	43,900	**Accepted Bldg**	188,900	**Total**	232,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0979P0271
Reference 2	R-08-001/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24				Land Total		41,850

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,976
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	133,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	105,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1974	192	C 100	2,635	Avg.	79%	100%	100%	2,082
1,120 SFLA						Outbuilding Total			2,082

Accpt Land	41,900	Accepted Bldg	107,500	Total	149,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/30/2009
Sale Price	41,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1598P0099		
Reference 2	R-07-025/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.02	Acres-Rear Land 1-10	2,500.00	7,550	100%		7,550
Total Acres 4.02					Land Total	52,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2009	192	C 100	1,469	Avg.	92%	100%	100%	1,351
Wood Deck	2009	120	C 100	1,718	Avg.	92%	100%	100%	1,581
14' Mobile Home	1997	14X72	D 95	82,310	Avg.	71%	50%	100%	29,200
Wood Deck	2010	48	C 100	800	Avg.	92%	100%	100%	736
Frame Garage	2012	768	C 100	26,084	Avg.	92%	100%	100%	23,997
1,008 SFLA							Outbuilding Total		56,865

Accpt Land	52,900	**Accepted Bldg**	56,900	**Total**	109,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/12/2023
Sale Price	261,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2670P0229 04/01		
Reference 2	R-03-069/07 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.80	Acres-HS Size Adj	3,500.00	2,800	100%		2,800
0.20	Acres-Wasteland	75.00	15	100%		15
Total Acres 1.00				Land Total		37,815

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,624 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,325
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	229,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	206,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	440	B 95	6,334	Avg.	90%	100%	100%	5,701
Frame Shed	2004	192	B 95	1,604	Avg.	90%	100%	100%	1,444
Wood Deck	2005	45	C 100	761	Avg.	91%	100%	100%	693
1,624 SFLA						Outbuilding Total			7,838

Accpt Land	37,800	**Accepted Bldg**	214,600	**Total**	252,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1263P0137
Reference 2	R-07-090/04 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
5.20	Acres-Rear Land 1-10	2,500.00	13,000	100%		13,000
Total Acres 6.20					Land Total	73,000

Dwelling Description / Replacement Cost New

Ranch	One Story	1,024 Sqft	Grade C 105	Base	128,280
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	819 Sqft, Grade C	Basement Gar	None	Fin Bsmt	47,868
Heating	100% Not Heated	Cooling	0% None	Heat	-7,157
Rooms	4	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,491
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	170,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	141,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	192	C 105	2,766	Avg.	83%	100%	100%	2,296
Wood Deck	1985	105	C 105	1,602	Avg.	83%	100%	100%	1,330
Frame Shed	1985	192	C 100	1,469	Avg.	81%	100%	100%	1,190
1.75 ST GARAGE..	1995	896	C 100	78,232	Avg.	86%	100%	100%	67,280
Frame Shed	1985	98	C 100	750	Avg.	81%	100%	100%	608
Wood Deck	1985	100	D 100	1,258	Avg-	72%	100%	100%	906
Frame Shed	2007	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,024 SFLA						Outbuilding Total			74,961

Accpt Land	73,000	**Accepted Bldg**	216,500	**Total**	289,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/05/2023
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0577P0125		
Reference 2	U-22-021/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00				Land Total		45,375

Dwelling Description — **Replacement Cost New**

Raised Ranch	One Story	840 Sqft	Grade C 105	Base	98,254
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade D	Basement Gar	None	Fin Bsmt	19,148
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	124,103

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	90,595

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1998	252	C 100	19,770	Avg.	88%	100%	100%	17,398
Wood Deck	2000	260	C 100	3,502	Avg.	89%	100%	100%	3,117
Frame Garage	1999	324	C 100	13,441	Avg.	88%	100%	100%	11,828
Encl Frame Porch	2005	224	C 100	9,592	Avg.	91%	100%	100%	8,729
ONE STORY FRAME	2005	288	D 100	19,430	Avg.	91%	100%	100%	17,681
1SFr Overhang	1963	84	C 100	6,590	Avg.	70%	100%	100%	4,613
Open Frame Porch	1963	72	D 100	1,814	Avg.	70%	100%	100%	1,270
1,464 SFLA						Outbuilding Total			64,636

Accpt Land	45,400	**Accepted Bldg**	155,200	**Total**	200,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/18/2016
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1480P0266		
Reference 2	R-06-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.84	Acres-Rear Land 1-10	2,500.00	2,100	100%		2,100
Total Acres 1.84					Land Total	51,600

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,056 Sqft	Grade B 95	Base	128,519
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	634 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,457
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Above Average	Typical	130,976

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	112,639

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1974	864	C 100	45,762	Avg-	67%	100%	100%	30,661
Frame Shed	1990	24	D 100	158	Avg-	74%	100%	100%	117
Wood Deck	2000	208	B 95	3,102	Avg+	86%	100%	100%	2,668
1,056 SFLA						Outbuilding Total			33,446

Accpt Land	51,600	**Accepted Bldg**	146,100	**Total**	197,700

Name: DERMODY, JUAN F
DERMODY, SARAH J
Map/Lot: R06-015
Account: 837 Card: 1 of 1 Location: 299 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/17/2008
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4030P0266		
Reference 2	R-06-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.69	Acres-HS Size Adj	4,500.00	3,105	100%		3,105
Total Acres 0.69				Land Total		48,105

Dwelling Description **Replacement Cost New**

Conventional	One Story	594 Sqft	Grade C 95	Base	60,977
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,225
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Below Average	Typical	71,202

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	40,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1960	130	D 100	856	Avg.	69%	100%	100%	591
Frame Shed	1960			- - - - S O U N D V A L U E - - - -					400
Frame Garage	2009	576	C 100	20,616	Avg.	92%	100%	100%	18,967
Unfinished Attic	2009	576	C 100	3,139	Avg.	92%	100%	100%	2,888
594 SFLA						Outbuilding Total			22,846

Accpt Land	48,100	Accepted Bldg	63,400	Total	111,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H 1,064 SFLA	1994	14X76	D 100	90,549	Fair	43%	50%	100%	19,301
						Outbuilding Total			19,301

Accpt Land	0	**Accepted Bldg**	19,300	**Total**	19,300

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	02/12/2021
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0524P0168		
Reference 2	U-15-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		62,575

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 105	Base	134,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Good	Typical	145,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	123,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1957	420	C 100	5,542	Avg.	67%	100%	100%	3,713
Frame Garage	1957	660	C 100	23,009	Avg.	67%	100%	100%	15,416
Swimming Pool	1957	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Patio	1957	36	C 100	531	Avg.	67%	100%	100%	356
Open Frame Porch	1977	56	C 100	1,704	Avg.	77%	100%	100%	1,312
1,092 SFLA						Outbuilding Total			27,949

Accpt Land	62,600	**Accepted Bldg**	151,400	**Total**	214,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1983P0180
Reference 2	U-23-012/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.42	Acres-HS Size Adj	3,750.00	1,575	100%		1,575
Total Acres 0.42					Land Total	39,075

Dwelling Description **Replacement Cost New**

Conventional	One Story	780 Sqft	Grade D 100	Base	74,726
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-11,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,465
Rooms	3	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	780	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	Old Type	Poor	Typical	58,950

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	25%	100%	100%	14,738

Accpt Land 39,100 **Accepted Bldg** 14,700 **Total** 53,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/01/1995
Sale Price	112,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2041P0146		
Reference 2	U-02-030/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
2.12	Acres-Rear Land 1-10	2,500.00	5,300	100%		5,300
Total Acres 3.12				Land Total		156,550

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	726 Sqft	Grade B 100	Base	137,557
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,593
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2004	TYPICAL	TYPICAL	Above Average	Typical	139,863

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	104,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	325	B 100	29,321	Avg+	75%	100%	100%	21,991
Wood Deck	1980	144	C 100	2,024	Avg.	79%	100%	100%	1,599
1.75 ST BARN....	1880	504	D 100	29,765	Avg-	57%	100%	100%	16,966
Encl Frame Porch	2004	56	B 100	3,146	Avg+	75%	100%	100%	2,360
1,595 SFLA						Outbuilding Total			42,916

Accpt Land	156,600	**Accepted Bldg**	147,800	**Total**	304,400

Neighborhood	SOUTHWEST
Zoning/Use	SHORE RES PROTEC RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/09/2019
Sale Price	133,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3661P0310		
Reference 2	R-8-001/G		
Tran/Land/Bldg	9 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		39,375

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,232 Sqft	Grade D 100	Base	88,522
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,881
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	76,200

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	69,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	576	C 100	20,616	Avg.	90%	100%	100%	18,554
Wood Deck	2005	230	C 100	3,120	Avg.	91%	100%	100%	2,839
Natatorium	2007	591	C 100	44,606	Avg.	92%	100%	100%	41,038
1,232 SFLA						Outbuilding Total			62,431

Accpt Land	39,400	**Accepted Bldg**	131,800	**Total**	171,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/24/2023
Sale Price	413,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2301P0047		
Reference 2	R-07-075/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.85	Acres-HS Size Adj	3,750.00	3,188	100%		3,188
Total Acres 0.85				Land Total		40,688

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	960 Sqft	Grade C 105	Base	112,290
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,689
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	128,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	100,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1973	34	C 105	2,801	Avg.	78%	100%	100%	2,185
1 Story/BASEMENT	1973	576	C 105	56,012	Avg.	78%	100%	100%	43,689
Wood Deck	1973	372	C 105	5,176	Avg.	78%	100%	100%	4,037
Open Frame Porch	2006	84	C 105	2,532	Avg.	78%	100%	100%	1,975
1,570 SFLA						Outbuilding Total			51,886

Accpt Land	40,700	**Accepted Bldg**	152,100	**Total**	192,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/01/2020
Sale Price	247,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4559P0134		
Reference 2	U-01-127/00 0000000000		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10					Land Total	138,875

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	540 Sqft	Grade B 95	Base	90,693
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Above Average	Typical	100,003

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	75,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1800	243	B 95	2,030	Avg+	75%	100%	100%	1,522
Frame Garage	1800	288	B 95	13,565	Avg+	75%	100%	100%	10,174
Wood Deck	2002	60	B 95	1,040	Avg+	75%	100%	100%	780
Wood Deck	2003	154	B 95	2,350	Avg+	75%	100%	100%	1,762
1 Story/BASEMENT	1800	468	B 95	47,351	Avg+	75%	100%	100%	35,513
1,278 SFLA							Outbuilding Total		49,751

Accpt Land	138,900	Accepted Bldg	124,800	Total	263,700

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/04/2003
Sale Price	161,121
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3076P0079 B3785P0061		
Reference 2	R-05-116/03 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
4.89	Acres-Rear Land 1-10	2,500.00	12,225	100%		12,225
Total Acres 5.89					Land Total	87,382

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,232 Sqft	Grade B 100	Base	228,854
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Above Average	Typical	237,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	227,538

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2013	252	B 100	12,345	Avg.	92%	100%	100%	11,357
Open Frame Porch	2013	116	B 100	3,706	Avg.	92%	100%	100%	3,410
Wood Deck	2013	152	B 100	2,444	Avg.	92%	100%	100%	2,248
2,156 SFLA							Outbuilding Total		17,015

Accpt Land	87,400	**Accepted Bldg**	244,600	**Total**	332,000

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B3088P0013 (06/03)
Reference 2	U-05-026/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	85,550

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,404 Sqft	Grade C 105	Base	172,436
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1324 Sqft, Grade C	Basement Gar	None	Fin Bsmt	77,384
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	257,275

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	84%	100%	95%	205,305

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	84	C 105	2,532	Avg.	84%	100%	95%	2,021
Encl Frame Porch	1988	84	C 105	4,072	Avg.	84%	100%	95%	3,249
Frame Garage	1988	576	C 105	21,648	Avg.	84%	100%	95%	17,275
Wood Deck	1988	184	C 105	2,660	Avg.	84%	100%	95%	2,122
1,404 SFLA						Outbuilding Total			24,667

Accpt Land	85,600	Accepted Bldg	230,000	Total	315,600

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1582P0290
Reference 2	U-05-026/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.28	Acres-Rear Land 1-10	2,500.00	3,200	100%		3,200
Total Acres 2.28					Land Total	88,700

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,034 Sqft	Grade C 105	Base	126,993
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	3			Fireplace	11,195
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Average	Typical	144,152

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	100,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1952	1360	C 105	112,028	Avg.	70%	100%	100%	78,420
ONE STORY FRAME	1952	1120	C 105	92,258	Avg.	70%	100%	100%	64,581
Open Frame Porch	1952	426	C 105	11,624	Avg.	70%	100%	100%	8,137
Frame Garage	1952	672	C 100	23,350	Avg.	65%	100%	100%	15,178
Frame Shed	1952	600	D 100	3,948	Avg.	65%	80%	100%	2,053
3,514 SFLA							Outbuilding Total		168,369

Accpt Land	88,700	**Accepted Bldg**	269,300	**Total**	358,000

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1472P0185
Reference 2	U-05-026/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.69	Acres-Commercial Size Adj	4,750.00	3,278	100%		3,278
Total Acres 0.69				Land Total		50,966

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	672 Sqft	Grade D 105	Base	68,951
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,078
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,293
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2021	TYPICAL	TYPICAL	Very Good	Typical	62,166

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	90%	100%	52,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfinished Attic	1980	420	D 105	2,068	V.G.	93%	90%	100%	1,731
ONE STORY FRAME	1980	420	D 105	29,752	V.G.	93%	75%	100%	20,752
1,092 SFLA						Outbuilding Total			22,483

Accpt Land	51,000	Accepted Bldg	74,500	Total	125,500

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/12/2019
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B2124P0200		
Reference 2	R-06-002/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60				Land Total		152,750

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,076 Sqft	Grade B 95	Base	193,679
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	193,679

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	162,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1987	572	B 95	34,656	Avg.	84%	100%	100%	29,111
Wood Deck	1987	140	B 95	2,155	Avg.	84%	100%	100%	1,810
Wood Deck	1987	32	B 95	650	Avg.	84%	100%	100%	546
Open Frame Porch	1987	12	B 95	645	Avg.	84%	100%	100%	542
1,883 SFLA						Outbuilding Total			32,009

Accpt Land	152,800	**Accepted Bldg**	194,700	**Total**	347,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved
Reference 1	B1181P0168
Reference 2	U-04-012/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.53	Acres-HS Size Adj	3,500.00	1,855	100%		1,855
Total Acres 0.53				Land Total		36,855

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	526 Sqft	Grade C 105	Base	84,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-147
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	GOOD	Above Average	Typical	84,758

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	100%	100%	63,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	252	C 105	20,759	Avg+	75%	100%	100%	15,569
ONE STORY FRAME	1900	144	C 105	11,861	Avg+	75%	100%	100%	8,896
Open Frame Porch	1900	40	C 105	1,364	Avg+	75%	100%	100%	1,023
Wood Deck	1900	168	C 105	2,446	Avg+	75%	100%	100%	1,834
1,185 SFLA						Outbuilding Total			27,322

Accpt Land	36,900	Accepted Bldg	90,900	Total	127,800

Map/Lot: R05-024-B
Account: 583 Card: 1 of 1 Location: 367 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/08/2019
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2232P0230		
Reference 2	R-05-024/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.63	Acres-Rear Land 1-10	2,500.00	9,075	100%		9,075
Total Acres 4.63					Land Total	58,575

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	459 Sqft	Grade C 100	Base	71,974
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-2,852
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Above Average	Typical	73,382

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	85%	100%	46,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1952	888	C 100	69,664	Avg+	75%	85%	100%	44,411
Encl Frame Porch	2000	16	C 100	1,104	Avg+	75%	85%	100%	704
1 ST BARN.....	1960	1156	C 100	36,011	Avg.	100%	100%	100%	36,011
Frame Shed	2001	80	C 100	612	Avg.	89%	100%	100%	545
1,576 SFLA							Outbuilding Total		81,671

Accpt Land	58,600	**Accepted Bldg**	128,500	**Total**	187,100

Map/Lot: R05-010
Account: 565 Card: 1 of 1 Location: 126 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2008
Sale Price	93,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2658P0009 B3968P0015		
Reference 2	R-05-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 25 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.84	Acres-Rear Land 1-10	2,500.00	2,100	100%		2,100
Total Acres 1.84				Land Total		50,225

Dwelling Description **Replacement Cost New**

Split Level	One Story	784 Sqft	Grade C 100	Base	87,337
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	91,795

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	72,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	512	C 100	6,715	Avg.	79%	100%	100%	5,305
Frame Shed	1975	192	C 100	1,469	Avg-	67%	100%	100%	984
ONE STORY FRAME	1975	480	C 100	37,656	Avg.	79%	100%	100%	29,748
1.50 ST GARAGE..	2006	864	C 100	62,708	Avg.	92%	100%	100%	57,691
Open Frame Porch	1975	80	C 100	2,311	Avg.	79%	100%	100%	1,826
1,264 SFLA						Outbuilding Total			95,554

Accpt Land	50,200	Accepted Bldg	168,100	Total	218,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B1153P0179
Reference 2	U-01-001/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30				Land Total		152,000

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,160 Sqft	Grade A 95	Base	289,521
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-4,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,615
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,848
Insulation	Capped Only			Insulation	-524
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1828	0	TYPICAL	TYPICAL	Average	Typical	298,873

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	194,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1828	240	A 95	28,296	Avg.	65%	100%	100%	18,392
2.00 ST BARN....	1900	525	D 100	38,445	Avg-	57%	100%	100%	21,914
Wood Deck	2000	32	C 100	595	Avg-	79%	100%	100%	470
BASEMENT.....	2002	525	D 100	6,772	Avg-	80%	100%	100%	5,418
2,560 SFLA						Outbuilding Total			46,194

Accpt Land	152,000	Accepted Bldg	240,500	Total	392,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2604P0033		
Reference 2	U-02-066/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.64	Acres-HS Size Adj	13,750.00	8,800	100%		8,800
Total Acres 0.64				Land Total		146,300

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	640 Sqft	Grade B 95	Base	79,448
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-6,516
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,294
FirePlaces	1			Fireplace	6,972
Insulation	Minimal			Insulation	-1,241
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	TYPICAL	TYPICAL	Above Average	Typical	90,957

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	68,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1807	308	B 95	26,398	Avg+	75%	100%	100%	19,798
ONE STORY FRAME	1807	55	B 95	4,715	Avg+	75%	100%	100%	3,536
Wood Deck	1980	208	B 95	3,102	Avg+	75%	100%	100%	2,326
Wood Deck	1980	126	D 100	1,542	Avg.	79%	100%	100%	1,218
1.75 ST GARAGE..	1930	1632	C 100	142,494	Avg.	65%	100%	100%	92,621
1,003 SFLA						Outbuilding Total			119,499

Accpt Land	146,300	Accepted Bldg	187,700	Total	334,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/22/2020
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3896P0138		
Reference 2	R-02-021/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.87	Acres-Rear Land 1-10	2,500.00	2,175	100%		2,175
Total Acres 1.87					Land Total	51,675

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	832 Sqft	Grade C 100	Base	92,684
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,649
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Inadeq.	99,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	99%	100%	81,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	200	C 100	8,612	Avg.	81%	100%	100%	6,976
Wood Deck	1985	324	C 100	4,319	Avg.	81%	100%	100%	3,498
Open Frame Porch	1985	96	C 100	2,716	Avg.	81%	100%	100%	2,200
Wood Deck	1985	110	C 100	1,590	Avg.	81%	100%	100%	1,288
832 SFLA							Outbuilding Total		13,962

Accpt Land	51,700	**Accepted Bldg**	95,600	**Total**	147,300

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/16/2022
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3741P0140		
Reference 2	U-05-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.55	Acres-HS Size Adj	4,500.00	2,475	100%		2,475
Total Acres 0.55					Land Total	83,475

Dwelling Description

Conventional	One Story	800 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	89,119
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,970
Fin. Basement Area	220 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,246
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	Floor & Stairs			Attic	1,704
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Very Good	Typical	102,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	75%	100%	70,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	120	C 100	918	Avg.	69%	100%	100%	633
Unfinished Attic	2023	200	C 100	1,090	Avg.	92%	75%	100%	752
1 Story/BASEMENT 1,000 SFLA	2023	200	C 100	18,522	Avg.	92%	75%	100%	12,780
						Outbuilding Total			14,165

Accpt Land	83,500	**Accepted Bldg**	84,800	**Total**	168,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1946P0308
Reference 2	R-05-050/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	50%	Access	21,875
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.46	Acres-Rear Land 1-10	2,500.00	1,150	100%		1,150
Total Acres 1.46				Land Total		27,400

Accpt Land 27,400 **Accepted Bldg** 0 **Total** 27,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1946P0308
Reference 2	R-05-057/00 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
23.00	R 20+-Rear 20+	625.00	14,375	100%		14,375
Total Acres 44.00				Land Total		100,000

Accpt Land 100,000 **Accepted Bldg** 0 **Total** 100,000

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/28/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0930P0131		
Reference 2	U-17-002/0 0000000000		
Tran/Land/Bldg	9 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
0.17	Acres-Commercial 1-20	15,875.00	2,699	100%		2,699
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 13.17					Land Total	407,324

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1978	2568	C 100	30,841	Avg-	69%	75%	100%	15,960
STORE FRAME.....	0	1416	C 100	142,126	Avg-	57%	75%	100%	60,759
APT	0	1040	C 100	69,186	Avg-	57%	75%	100%	29,577
Open Frame Porch	0	24	C 100	894	Avg-	57%	75%	100%	382
2S Open Fr Porch	0	112	C 100	5,089	Avg-	57%	75%	100%	2,176
Open Frame Porch	0	160	C 100	4,336	Avg-	57%	75%	100%	1,854
OFFICE MEZZ	0	160	C 100	7,327	Avg-	57%	75%	100%	3,132
APT	0	1040	C 100	69,186	Avg-	57%	75%	100%	29,577
							Outbuilding Total		143,417

Land	395,000	**Bldg Override**	142,800	**Total**	537,800

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/28/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0930P0131		
Reference 2	U-17-002/C0 0000000000		
Tran/Land/Bldg	9 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.86	Acres-Rear Land 11-20	1,250.00	12,325	100%		12,325
Total Acres 9.86				Land Total		12,325

Accpt Land	12,300	**Accepted Bldg**	0	**Total**	12,300

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	407,300	143,400	550,700	395,000	142,800	537,800
2	12,300	0	12,300	12,300	0	12,300
TOTAL	419,600	143,400	563,000	407,300	142,800	550,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B2903P0153 08/02
Reference 2	R-7-91/4
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	648 Sqft	Grade C 105	Base	104,598
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Good	Typical	104,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	83,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	468	C 105	38,551	Good	80%	100%	100%	30,841
Unfinished Attic	1890	468	C 105	2,678	Good	80%	100%	100%	2,142
Open Frame Porch	1890	288	C 105	7,955	Good	80%	100%	100%	6,364
Frame Shed	2001	861	C 100	6,586	Avg.	89%	100%	100%	5,862
ONE STORY FRAME	2001	198	C 100	15,532	Avg.	89%	100%	100%	13,823
Wood Deck	2001	177	D 100	2,101	Avg-	79%	100%	100%	1,660
Frame Shed	1985	80	D 100	526	Fair	60%	100%	100%	316
Frame Shed	1985	96	C 100	735	Avg-	72%	100%	100%	529
Wood Deck	2021	718	C 100	9,342	Avg.	92%	100%	100%	8,595
1,638 SFLA						Outbuilding Total			70,132

Accpt Land 41,300 **Accepted Bldg** 153,800 **Total** 195,100

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography			
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1970	12X34	D 100	42,606	Fair	30%	50%	100%	6,391
408 SFLA						Outbuilding Total			6,391

Accpt Land	0	**Accepted Bldg**	6,400	**Total**	6,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/02/2016
Sale Price	19,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1479P0173 B4771P0038		
Reference 2	R-01-007/C0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0	390	D 100	2,566	Avg-	57%	100%	100%	1,463
10' Mobile Home 480 SFLA	1973	10X48	D 100	48,627	Fair	30%	50%	100%	7,294
						Outbuilding Total			8,757

Accpt Land	49,500	**Accepted Bldg**	8,800	**Total**	58,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/31/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0839P0229 BK4728PG0110		
Reference 2	R-06-030/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.77	Acres-Rear Land 1-10	2,500.00	1,925	100%		1,925
Total Acres 1.77					Land Total	51,425

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,230 Sqft	Grade C 105	Base	151,065
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	Floor & Stairs			Attic	2,751
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	158,289

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	132,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1983	768	C 100	26,084	Avg-	71%	100%	100%	18,520
Encl Frame Porch	1987	72	C 105	3,559	Avg.	82%	100%	100%	2,918
Wood Deck	1987	267	C 105	3,771	Avg.	82%	100%	100%	3,092
1,230 SFLA							Outbuilding Total		24,530

Accpt Land	51,400	**Accepted Bldg**	157,500	**Total**	208,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0839P0229
Reference 2	
Tran/Land/Bldg	6 1 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Sale Data

Sale Date	10/31/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1986	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
Wood Deck	2006	64	D 100	864	Avg-	82%	100%	100%	708
2,154 SFLA						Outbuilding Total			12,826

Accpt Land 0 **Accepted Bldg** 12,800 **Total** 12,800

Name: DORAY, SALLY I J/T
DORAY, STACEY I

Map/Lot: R06-030-A
Account: 864 Location: 179 DICKINSON ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	51,400	157,500	208,900	51,400	157,500	208,900
2	0	12,800	12,800	0	12,800	12,800
TOTAL	51,400	170,300	221,700	51,400	170,300	221,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2348P0121
Reference 2	R-04-020/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
105.00	R 20+-Rear 20+	625.00	65,625	100%		65,625
Total Acres 126.00					Land Total	141,625

Dwelling Description **Replacement Cost New**

Log	One & 1/2 Story	828 Sqft	Grade B 95	Base	159,923
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	157,113

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	102,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	138	D 100	3,251	Avg-	57%	100%	100%	1,853
Frame Shed	1960	48	C 100	368	Avg.	69%	100%	100%	254
Frame Shed	1960	96	D 100	632	Avg-	61%	100%	100%	386
1,242 SFLA						Outbuilding Total			2,493

Accpt Land	141,600	Accepted Bldg	104,600	Total	246,200

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B2348P0121
Reference 2	R-04-022/00 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
Total Acres 12.00				Land Total		27,500

Accpt Land 27,500 **Accepted Bldg** 0 **Total** 27,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2348P0121
Reference 2	R-05-030/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.34	Acres-HS Size Adj	4,500.00	1,530	100%		1,530
Total Acres 0.34					Land Total	46,530

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,151 Sqft	Grade C 105	Base	141,363
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full	SFLA	1,151	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	148,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	108,087

Accpt Land	46,500	Accepted Bldg	108,100	Total	154,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	R-04-024/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Rear Land 1-10	2,500.00	22,500	50%	Access	11,250
Total Acres 9.00					Land Total	11,250

Accpt Land	11,300	**Accepted Bldg**	0	**Total**	11,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/22/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4541P0037		
Reference 2	R-04-020/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,280 Sqft	Grade B 95	Base	225,882
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	230,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	80%	100%	162,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	144	D 100	948	Avg-	65%	100%	100%	616
2,240 SFLA						Outbuilding Total			616

Accpt Land	38,500	**Accepted Bldg**	162,900	**Total**	201,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1729P0291 B4192P0295 B4540P0124
Reference 2	R-05-128/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
9.30	Acres-Rear Land 1-10	2,500.00	23,250	100%		23,250
Total Acres 10.30					Land Total	67,938

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	190,989
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	1999	TYPICAL	TYPICAL	Average	Typical	187,795

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	159,626

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2021	400	C 100	31,380	Avg.	92%	90%	100%	25,983
Frame Shed	1990	96	C 100	735	Avg.	84%	100%	100%	617
1.75 ST GARAGE..	1999	1008	C 105	92,411	Avg.	88%	100%	100%	81,322
CARPORT.....	2002	396	C 100	6,301	Avg.	90%	100%	100%	5,671
Encl Frame Porch	2006	192	B 100	9,529	Avg.	85%	100%	100%	8,100
Frame Shed	1990	80	C 100	612	Avg.	84%	100%	100%	514
Frame Garage	2013	504	D 100	15,968	Avg.	92%	100%	100%	14,691
2,164 SFLA							Outbuilding Total		136,898

Accpt Land	67,900	Accepted Bldg	296,500	Total	364,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1729P0291 B4192P0295 B4540P0124
Reference 2	R-05-128/C0 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00				Land Total		44,688

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade B 100	Base	210,918
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-5,601
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	210,216

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	95%	100%	183,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	36	B 100	1,378	Avg.	92%	95%	100%	1,205
1,568 SFLA						Outbuilding Total			1,205

Accpt Land	44,700	Accepted Bldg	184,900	Total	229,600

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	67,900	296,500	364,400	67,900	296,500	364,400
2	44,700	184,900	229,600	44,700	184,900	229,600
TOTAL	112,600	481,400	594,000	112,600	481,400	594,000

Map/Lot: R07-075-A
Account: 1024 Card: 1 of 1 Location: 45 GORHAM ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/12/2015
Sale Price	179,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4834P0145		
Reference 2	R-07-075/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.80	Acres-HS Size Adj	3,750.00	3,000	100%		3,000
Total Acres 0.80				Land Total		40,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade C 105	Base	151,966
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	154,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	122,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1974	144	C 105	11,861	Avg.	79%	100%	100%	9,370
Wood Deck	1974	288	C 105	4,052	Avg.	79%	100%	100%	3,201
Frame Garage	1974	336	C 105	14,471	Avg.	79%	100%	100%	11,432
1.25 ST BARN....	1974	960	C 100	38,142	Avg.	76%	100%	100%	28,988
Frame Shed	1974	240	C 100	1,836	Avg.	76%	100%	100%	1,395
1,712 SFLA						Outbuilding Total			54,386

Accpt Land	40,500	Accepted Bldg	176,800	Total	217,300

Map/Lot: R03-069-004
Account: 425 Card: 1 of 1 Location: 23 HILLTOP DRIVE

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/12/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2152P0206		
Reference 2	R-03-069/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 95	Base	211,764
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	214,867

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	189,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1996	180	B 95	18,211	Avg.	88%	100%	100%	16,026
Open Frame Porch	1996	96	B 95	2,968	Avg.	88%	100%	100%	2,612
Wood Deck	2019	200	C 100	2,738	Avg.	92%	100%	100%	2,519
Frame Shed	2020	80	D 100	526	Avg.	92%	100%	100%	484
2,280 SFLA						Outbuilding Total			21,641

Accpt Land	38,500	**Accepted Bldg**	210,700	**Total**	249,200

Name: DOUGLASS, JOCELYN J/T
LORD, JONATHAN RICHMOND
Map/Lot: R01-041-A
Account: 133 Card: 1 of 1 Location: 68 HALE POND ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/22/2002
Sale Price	172,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2842P0273 04/02		
Reference 2	R-01-041/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Size/Shape	4,500
5.60	Acres-Rear Land 1-10	2,500.00	14,000	100%		14,000
Total Acres 6.60					Land Total	63,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 95	Base	165,176
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	168,279

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	143,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	432	B 95	6,221	Avg.	85%	100%	100%	5,288
1 Story/BASEMENT	1990	162	B 95	16,391	Avg.	85%	100%	100%	13,932
Open Frame Porch	1990	54	B 95	1,806	Avg.	85%	100%	100%	1,535
1.50 ST GARAGE..	1990	576	B 95	47,206	Avg.	85%	100%	100%	40,125
1 Story/BASEMENT	1990	432	B 95	43,710	Avg.	85%	100%	100%	37,153
2,232 SFLA							Outbuilding Total		98,033

Accpt Land	63,500	**Accepted Bldg**	241,100	**Total**	304,600

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0577P0304
Reference 2	R-05-053/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 15.00				Land Total		78,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	956 Sqft	Grade C 105	Base	117,413
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,411
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Below Average	Typical	138,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	71%	100%	95%	93,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1978	160	D 100	1,052	Poor	42%	100%	95%	420
956 SFLA						Outbuilding Total			420

Accpt Land	78,100	Accepted Bldg	94,000	Total	172,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/24/2023
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2876P0228 07/02		
Reference 2	R-03-055/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.81	Acres-Rear Land 1-10	2,500.00	2,025	100%		2,025
Total Acres 1.81					Land Total	51,525

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	690 Sqft	Grade B 95	Base	118,204
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,519
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Minimal			Insulation	-2,007
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	2006	GOOD	TYPICAL	Above Average	Typical	125,407

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	94,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1970	432	C 110	60,772	Avg.	74%	100%	100%	44,971
Wood Deck	2006	216	B 95	3,214	Avg+	75%	100%	100%	2,410
Wood Deck	2006	192	B 95	2,879	Avg+	75%	100%	100%	2,159
Frame Garage	1990	672	C 100	23,350	Avg.	84%	100%	100%	19,614
Frame Shed	1980	64	C 100	490	Avg.	79%	100%	100%	387
1 Story/BASEMENT	2006	384	C 100	35,564	Avg.	92%	100%	100%	32,719
2,175 SFLA							Outbuilding Total		102,260

Accpt Land	51,500	Accepted Bldg	196,300	Total	247,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/28/2021
Sale Price	100,537
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3644P0170 (03/06)		
Reference 2	U-07-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.34	Acres-HS Size Adj	4,500.00	1,530	100%		1,530
Total Acres 0.34					Land Total	46,530

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	174,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	158,856

Accpt Land	46,500	**Accepted Bldg**	158,900	**Total**	205,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/18/2014
Sale Price	98,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4803P0230		
Reference 2	U-18-005/26 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.54	Acres-HS Size Adj	4,125.00	2,228	100%		2,228
Total Acres 0.54				Land Total		43,478

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,404 Sqft	Grade D 100	Base	100,881
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,143
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	87,549

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	79,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	252	D 100	2,924	Avg.	91%	100%	100%	2,661
Shed.....	2004	80	C 100	612	Avg.	91%	100%	100%	557
CARPORT.....	2011	528	D 100	7,142	Fair	72%	100%	100%	5,142
1,404 SFLA						Outbuilding Total			8,360

Accpt Land	43,500	**Accepted Bldg**	88,000	**Total**	131,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/07/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2846P0210 (04/02)		
Reference 2	R-02-010/00 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.26	Acres-Rear Land 1-10	2,500.00	13,150	100%		13,150
Total Acres 6.26				Land Total		62,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 924 SFLA	1982	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
						Outbuilding Total			12,118

Accpt Land	62,700	**Accepted Bldg**	12,100	**Total**	74,800

Name: DROBY, LUCIA (TRUSTEE)
BURNS, JAMES RICHARD (TRUSTEE)
Map/Lot: U01-023
Account: 1156 Card: 1 of 1 Location: 62 PLEASANT STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/23/2011
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4441P0320 B4442P0256
Reference 2	U-01-023/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988
Total Acres 0.29				Land Total		141,488

Dwelling Description **Replacement Cost New**

Colonial	Two Story	720 Sqft	Grade B 105	Base	173,866
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,288
Attic	Floor & Stairs			Attic	1,852
FirePlaces	3			Fireplace	12,874
Insulation	Minimal			Insulation	-3,086
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	TYPICAL	TYPICAL	Above Average	Typical	195,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	146,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1800	476	B 105	56,809	Avg+	75%	100%	100%	42,607
Open Frame Porch	1800	114	B 105	3,831	Avg+	75%	100%	100%	2,873
Wood Deck	1980	132	C 100	1,870	Avg.	79%	100%	100%	1,477
ONE STORY FRAME	1800	306	B 105	28,988	Avg+	75%	100%	100%	21,741
Frame Shed	1980	32	D 100	211	Avg.	79%	100%	100%	167
2.00 ST BARN....	1880	660	B 100	62,041	Avg.	65%	100%	100%	40,327
ONE STORY FRAME	2021	66	B 105	6,251	Avg.	92%	100%	100%	5,751
Wood Deck	2021	132	C 100	1,870	Avg.	92%	100%	100%	1,720
2,526 SFLA						Outbuilding Total			116,663

Accpt Land 141,500 **Accepted Bldg** 263,500 **Total** 405,000

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/09/2009
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4221P0309		
Reference 2	R-05-119/C0 5082523815		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.23	Acres-Rear Land 1-10	2,500.00	575	100%		575
Total Acres 1.23					Land Total	45,263

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	1,024 Sqft	Grade B 95	Base	219,339
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	228,647

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	224,074

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2006	672	B 100	26,852	Avg.	92%	100%	100%	24,704
1 Story/BASEMENT	2006	80	B 100	8,520	Avg.	92%	100%	100%	7,838
Open Frame Porch	2006	64	B 100	2,192	Avg.	92%	100%	100%	2,017
Encl Frame Porch	2010	180	B 100	8,968	Avg.	92%	100%	100%	8,251
Wood Deck	2010	144	B 100	2,328	Avg.	92%	100%	100%	2,142
2,128 SFLA						Outbuilding Total			44,952

Accpt Land	45,300	**Accepted Bldg**	269,000	**Total**	314,300

Map/Lot: R04-012-011
Account: 511 Card: 1 of 1 Location: 21 NORTHWOOD COURT

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	01/03/2006
Sale Price	28,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3616P0162 B3769P0001		
Reference 2	R-04-012/11 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50				Land Total		39,750

Dwelling Description **Replacement Cost New**

Colonial	Two Story	896 Sqft	Grade B 95	Base	191,921
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	199,678

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	183,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2010	56	B 95	1,861	Avg.	92%	100%	100%	1,712
Wood Deck	2010	144	C 100	2,024	Avg.	92%	100%	100%	1,862
Frame Garage	2010	528	B 95	21,030	Avg.	92%	100%	100%	19,348
1,792 SFLA						Outbuilding Total			22,922

Accpt Land	39,800	**Accepted Bldg**	206,600	**Total**	246,400

Map/Lot: U13-015
Account: 1701 Card: 1 of 1 Location: 50 PINEWOOD DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	04/25/2018
Sale Price	116,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4670P0074
Reference 2	U-13-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	44,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 105	Base	151,311
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,592
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	146,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	115,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	1974	240	C 105	14,328	Avg.	79%	100%	100%	11,319
Wood Deck	1974	120	C 105	1,804	Avg.	79%	100%	100%	1,425
Frame Garage	1974	576	C 100	20,616	Avg.	76%	100%	100%	15,668
1,232 SFLA							Outbuilding Total		28,412

Accpt Land	44,000	**Accepted Bldg**	144,300	**Total**	188,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL S-RP
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/13/2017
Sale Price	284,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2653P0097 10/00		
Reference 2	U-01-149/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.36	Acres-HS Size Adj	13,750.00	4,950	100%		4,950
Total Acres 0.36				Land Total		142,450

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,120 Sqft	Grade B 100	Base	257,579
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	1/2 Finished			Attic	9,410
FirePlaces	6			Fireplace	19,644
Insulation	Capped Only			Insulation	-457
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1803	0	TYPICAL	TYPICAL	Above Average	Typical	294,341

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	220,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1984	35	B 100	729	Avg+	75%	100%	100%	547
Wood Deck	1984	252	C 100	3,400	Avg.	81%	100%	100%	2,754
2,240 SFLA						Outbuilding Total			3,301

Accpt Land	142,500	**Accepted Bldg**	224,100	**Total**	366,600

Map/Lot: U01-157-A
Account: 1297 Card: 1 of 1 Location: 21 LEE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2653P0097	10/00	
Reference 2	U-01-157/A0 0000000000		
Tran/Land/Bldg	8 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	10%	Size/Shape	13,750
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14					Land Total	15,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1950	400	D 100	13,420	Fair	42%	100%	100%	5,636
								Outbuilding Total	5,636

Accpt Land	15,700	**Accepted Bldg**	5,600	**Total**	21,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/31/2014
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 15
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.69	Acres-Rear Land 1-10	2,500.00	1,725	100%		1,725
Total Acres 1.69					Land Total	118,600

Accpt Land 118,600 **Accepted Bldg** 0 **Total** 118,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1727P0340
Reference 2	R-05-039/05 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.96	Acres-HS Size Adj	3,500.00	3,360	100%		3,360
Total Acres 0.96					Land Total	38,360

Dwelling Description **Replacement Cost New**

Split Level	One Story	968 Sqft	Grade C 105	Base	113,226
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	106,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	85%	100%	95%	86,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1990	44	C 105	3,624	Avg.	85%	100%	95%	2,926
Frame Shed	2012	192	C 100	1,469	Avg+	97%	100%	95%	1,354
Frame Shed	2006	96	C 100	735	Avg.	92%	100%	95%	642
Wood Deck	2006	384	C 105	5,338	Avg.	85%	100%	95%	4,310
Frame Shed	2012	192	C 105	1,542	Avg+	97%	100%	95%	1,421
Wood Deck	2013	192	C 105	2,768	Avg+	97%	100%	95%	2,551
Frame Shed	2018	140	C 100	1,071	Avg.	92%	100%	95%	936
1,012 SFLA							Outbuilding Total		14,140

Accpt Land 38,400 **Accepted Bldg** 100,500 **Total** 138,900

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/02/2017
Sale Price	163,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1060P0292		
Reference 2	U-02-045/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.68	Acres-Influence W Size Adj	21,875.00	14,875	100%		14,875
Total Acres 0.68				Land Total		233,625

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	804 Sqft	Grade B 95	Base	141,882
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1853	0	TYPICAL	TYPICAL	Good	Typical	148,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	118,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1853	21	B 95	892	Good	80%	100%	100%	714
1.5 Story/BSMT	1853	320	B 95	39,505	Good	80%	100%	100%	31,604
2 Story/BASEMENT	1952	240	B 95	37,239	Good	80%	100%	100%	29,791
Frame Garage	1960	480	C 100	17,884	Avg-	61%	100%	100%	10,909
1.5 Story/BSMT	2019	122	B 95	15,061	Avg.	92%	100%	100%	13,856
ONE STORY FRAME	2019	50	B 95	4,286	Avg.	92%	100%	100%	3,943
Open Frame Porch	2019	45	B 95	1,556	Avg.	92%	100%	100%	1,432
Wood Deck	2019	176	B 95	2,656	Avg.	92%	100%	100%	2,444
1 Story/BASEMENT	2019	176	B 95	17,808	Avg.	92%	100%	100%	16,383
Wood Deck	2019	320	B 95	4,662	Avg.	92%	100%	100%	4,289
2,776 SFLA						Outbuilding Total			115,365

Accpt Land	233,600	**Accepted Bldg**	233,800	**Total**	467,400

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/02/2017
Sale Price	163,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1060P0292		
Reference 2	U-02-045/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2021	192	D 100	2,266	Avg.	92%	100%	100%	2,085
2,776 SFLA						Outbuilding Total			2,085

Accpt Land	0	**Accepted Bldg**	2,100	**Total**	2,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	233,600	233,800	467,400	233,600	233,800	467,400
2	0	2,100	2,100	0	2,100	2,100
TOTAL	233,600	235,900	469,500	233,600	235,900	469,500

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/14/2010
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4352P0088 B4352P0090		
Reference 2	R-09-008/09 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.54	Acres-Waterfront Rear	16,250.00	8,775	100%		8,775
Total Acres 1.54					Land Total	249,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 105	Base	171,890
Exterior	CLAPBOARD	Masonry Trim	152Sqft	Trim	977
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	518 Sqft, Grade B	Basement Gar	None	Fin Bsmt	34,817
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	12,003
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	227,393

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	188,736

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	192	B 105	21,471	Avg.	83%	100%	100%	17,821
1 Story/BASEMENT	1985	384	B 105	42,944	Avg.	83%	100%	100%	35,644
Wood Deck	1985	310	C 100	4,140	Avg.	83%	100%	100%	3,436
Frame Garage	1985	576	B 105	24,894	Avg.	83%	100%	100%	20,662
Frame Shed	1999	120	C 100	918	Avg.	88%	100%	100%	808
2,088 SFLA							Outbuilding Total		78,371

Accpt Land	249,400	**Accepted Bldg**	267,100	**Total**	516,500

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/20/2010
Sale Price	44,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4319P0142		
Reference 2	R-07-088/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00					Land Total	67,500

Dwelling Description

Conventional	One Story	1,920 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	218,164
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-25,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-12,780
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	3/4 Finished			Attic	18,664
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	201,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	185,222

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2016	160	C 100	1,224	Avg.	92%	100%	100%	1,126
Open Frame Porch	2016	48	D 100	1,291	Avg.	92%	100%	100%	1,188
1.25 ST GARAGE..	2020	1488	D 100	65,161	Avg.	92%	100%	100%	59,948
ONE STORY FRAME	2021	276	C 100	21,652	Avg.	92%	90%	100%	17,928
Open Frame Porch	2021	72	C 100	2,109	Avg.	92%	90%	100%	1,746
2,196 SFLA							Outbuilding Total		81,936

Accpt Land	67,500	**Accepted Bldg**	267,200	**Total**	334,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/30/2007
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3834P0186		
Reference 2	U-01-049/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.18	Acres-HS Size Adj	13,750.00	2,475	100%		2,475
Total Acres 0.18				Land Total		139,975

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	726 Sqft	Grade B 105	Base	175,315
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Forced Warm	Cooling	0% None	Heat	-4,668
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	Floor & Stairs			Attic	1,867
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,112
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2009	GOOD	GOOD	Good	Typical	177,975

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	None	80%	100%	100%	142,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2008	624	B 100	91,754	Good	98%	40%	100%	35,968
STORE FRAME.....	1994	960	B 100	110,809	Avg+	92%	100%	100%	101,944
Open Frame Porch	1850	14	B 100	738	Good	80%	100%	100%	590
Frame Shed	1990	160	D 100	1,052	Poor	49%	100%	100%	515
ONE STORY FRAME	1850	14	B 100	1,264	Avg+	75%	100%	100%	948
Unfinished Attic	1994	960	C 100	5,232	Avg.	86%	100%	100%	4,500
2,714 SFLA						Outbuilding Total			144,465

Land	118,700	**Bldg Override**	258,700	**Total**	377,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/18/2022
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4009P0054		
Reference 2	U-01-011/08 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	852	B 100	146,870	Avg.	65%	100%	100%	95,466
						Outbuilding Total			95,466

Accpt Land	0	**Accepted Bldg**	95,500	**Total**	95,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B3178P0175 (10/03)
Reference 2	U-23-010/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650
Total Acres 1.26				Land Total		41,900

Dwelling Description **Replacement Cost New**

Conventional	One Story	714 Sqft	Grade C 100	Base	79,539
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-12,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Fair	Typical	67,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	95%	100%	36,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1973	70	C 100	1,080	Fair	57%	95%	100%	585
Wood Deck	2005	216	D 100	2,530	Avg-	81%	100%	100%	2,049
Frame Shed	1980	336	E 100	1,901	Fair	57%	100%	100%	1,084
714 SFLA						Outbuilding Total			3,718

Accpt Land	41,900	Accepted Bldg	40,300	Total	82,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1022P0042
Reference 2	U-23-010/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Dwelling Description

Other	Two Story	448 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	71,866
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-4,175
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	OLD TYPE	TYPICAL	Fair	Typical	67,691

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	44%	100%	100%	29,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1945	576	C 100	53,345	Fair	44%	100%	100%	23,472
Wood Deck	1945	112	C 100	1,615	Fair	44%	100%	100%	711
Unfinished Attic	1945	144	C 100	785	Fair	44%	100%	100%	345
Frame Garage	2000	360	D 100	12,441	Avg.	89%	100%	100%	11,072
Frame Shed	2015	216	E 100	1,222	Avg.	92%	100%	100%	1,124
1,472 SFLA							Outbuilding Total		36,724

Accpt Land	0	**Accepted Bldg**	66,500	**Total**	66,500

Name: DUNNING, JOHN A. & HOPE M. J/T
DUNNING, DONALD W

Map/Lot: U23-010
Account: 1899
Location: 245 OLD BATH ROAD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	41,900	40,300	82,200	41,900	40,300	82,200
2	0	66,500	66,500	0	66,500	66,500
TOTAL	41,900	106,800	148,700	41,900	106,800	148,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1901P0076
Reference 2	R-07-083/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.11	Acres-Rear Land 1-10	2,500.00	275	100%		275
Total Acres 1.11				Land Total		39,650

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,456 Sqft	Grade C 100	Base	162,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	149,914

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	137,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2021	108	C 100	8,472	Avg.	92%	100%	100%	7,794
Open Frame Porch	2021	266	C 100	7,020	Avg.	92%	100%	100%	6,458
Wood Deck	2021	126	C 100	1,794	Avg.	92%	100%	100%	1,650
ONE STORY FRAME	2021	160	C 100	12,552	Avg.	92%	100%	100%	11,548
1.25 ST GARAGE..	1999	768	C 100	41,146	V.G.	96%	100%	100%	39,500
1,724 SFLA						Outbuilding Total			66,950

Accpt Land	39,700	Accepted Bldg	204,900	Total	244,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/29/2020
Sale Price	277,477
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1670P0152 B4290P0222		
Reference 2	R-01-0007-G		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.80	Acres-Rear Land 1-10	2,500.00	9,500	100%		9,500
Total Acres 4.80					Land Total	59,000

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	844 Sqft	Grade C 110	Base	165,477
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,810
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	173,287

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	159,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	96	C 110	2,988	Avg.	92%	100%	100%	2,749
1,688 SFLA						Outbuilding Total			2,749

Accpt Land	59,000	**Accepted Bldg**	162,200	**Total**	221,200

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/26/2021
Sale Price	317,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2387P0285		
Reference 2	R-01-045/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.10	Acres-Rear Land 1-10	2,500.00	5,250	100%		5,250
Total Acres 3.10					Land Total	54,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade B 100	Base	195,853
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-10,402
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	190,350

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	167,508

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1998	936	B 100	35,498	Good	95%	100%	100%	33,723
Open Frame Porch	1998	108	B 100	3,472	Good	95%	100%	100%	3,298
Frame Shed	2001	144	B 100	1,266	Avg.	89%	100%	100%	1,127
BSMT ENTRY.....	2010	28	B 100	492	Good	98%	100%	100%	482
1,456 SFLA							Outbuilding Total		38,630

Accpt Land	54,800	**Accepted Bldg**	206,100	**Total**	260,900

Map/Lot: R01-002
Account: 49 Card: 1 of 1 Location: 12 RUMERILL ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above StreetLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/14/2023
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0095		
Reference 2	R-01-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		50,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	110,686
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,236
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,594
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Minimal			Insulation	-1,917
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Below Average	Typical	109,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	62,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	312	C 100	24,476	Avg-	57%	100%	100%	13,951
Frame Shed	1860	429	D 100	2,822	Poor	25%	100%	100%	706
Frame Shed	1860	400	D 100	2,631	Poor	25%	100%	100%	658
Frame Garage	1860	273	D 100	10,310	Avg-	57%	100%	100%	5,877
Frame Shed	2001	90	D 100	592	Fair	69%	100%	100%	408
1,392 SFLA						Outbuilding Total			21,600

Accpt Land	50,000	Accepted Bldg	83,900	Total	133,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/31/2018
Sale Price	171,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B2154P0231		
Reference 2	U-01-163/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.90	Acres-HS Size Adj	13,750.00	12,375	100%		12,375
Total Acres 0.90				Land Total		149,875

Dwelling Description

				Replacement Cost New	
Multi Family	Two Story	1,804 Sqft	Grade AA110	Base	559,194
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Forced Warm Air	Cooling	0% None	Heat	-40,947
Rooms	20	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	19,369
Attic	Full Finished			Attic	40,323
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-10,919
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1852	0	None	Old Type	Below Average	Typical	567,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	57%	68%	100%	219,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1920	1536	AA110	371,946	Fair	42%	75%	100%	117,163
ONE STORY FRAME	1920	90	AA110	12,036	Avg-	57%	68%	100%	4,665
ONE STORY FRAME	1920	576	AA110	77,044	Fair	42%	75%	100%	24,269
Wood Deck	1980	54	AA110	1,495	Avg-	57%	100%	100%	852
2S Open Fr Porch	1852	32	AA110	3,048	Avg-	57%	68%	100%	1,181
7,346 SFLA						Outbuilding Total			148,130

Accpt Land	149,900	**Accepted Bldg**	367,900	**Total**	517,800

Map/Lot: U21-011-A
Account: 1844 Card: 1 of 1 Location: 107 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1348P0354
Reference 2	U-21-011/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.86	Acres-Rear Land 1-10	2,500.00	2,150	100%		2,150
Total Acres 1.86				Land Total		47,525

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	368 Sqft	Grade C 95	Base	56,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	56,470

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	36,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1900	256	C 95	27,481	Avg.	65%	100%	100%	17,863
ONE STORY FRAME	1900	256	C 95	19,080	Avg.	65%	100%	100%	12,402
Frame Shed	1900	80	C 100	612	Avg-	57%	100%	100%	349
Frame Garage	1990	576	C 100	20,616	Avg-	74%	100%	100%	15,256
Patio	1990	196	C 100	2,061	Avg-	74%	50%	100%	762
Wood Deck	2000	112	C 95	1,534	Avg.	65%	100%	100%	997
1SFr Overhang	1900	14	C 100	1,099	Avg.	65%	100%	100%	714
1,298 SFLA						Outbuilding Total			48,343

Accpt Land 47,500 **Accepted Bldg** 85,000 **Total** 132,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1459P0103
Reference 2	U-01-005/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.69	Acres-HS Size Adj	13,750.00	9,488	100%		9,488
Total Acres 0.69				Land Total		146,988

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,302 Sqft	Grade B 105	Base	314,407
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	Floor & Stairs			Attic	3,349
FirePlaces	9			Fireplace	28,379
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1740	0	TYPICAL	TYPICAL	Above Average	Typical	354,708

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	266,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1740	252	B 105	43,216	Avg+	75%	100%	100%	32,412
TWO STORY FRAME	1740	132	B 105	20,379	Avg+	75%	100%	100%	15,284
ONE STORY FRAME	1740	104	B 105	9,851	Avg+	75%	100%	100%	7,388
ONE STORY FRAME	1740	64	B 105	6,064	Avg+	75%	100%	100%	4,548
2.00 ST BARN....	1740	910	B 110	89,900	Avg+	75%	100%	100%	67,425
2S Frame Shed	1900	1147	B 105	18,541	Avg-	57%	100%	100%	10,568
Frame Shed	2006	140	B 105	1,294	Avg.	92%	100%	100%	1,190
3,540 SFLA						Outbuilding Total			138,815

Accpt Land	147,000	Accepted Bldg	404,800	Total	551,800

Map/Lot: U11-001-C
Account: 1632 Card: 1 of 1 Location: 288 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/23/2022
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3786P0279		
Reference 2	U-11-001/C0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial 1-20	15,875.00	15,875	100%		15,875
Total Acres 2.00				Land Total		174,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAR WASH	1996	2176	C 100	214,555	Avg.	87%	50%	100%	93,332
Frame Garage	0	864	C 100	28,818	Avg.	65%	100%	100%	18,732
PAVING.....	1996	15000	C 100	31,800	Avg.	87%	50%	100%	13,833
							Outbuilding Total		125,897

Accpt Land	174,300	**Accepted Bldg**	125,900	**Total**	300,200

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/06/2015
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4263P0175
Reference 2	U-03-017/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.93	Acres-HS Size Adj	13,750.00	12,788	100%		12,788
Total Acres 0.93				Land Total		150,288

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	120,426
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	0	TYPICAL	TYPICAL	Fair	Typical	126,808

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	53,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1939	208	C 100	26,595	Fair	42%	100%	100%	11,170
Open Frame Porch	1939	83	C 100	2,388	Fair	42%	100%	100%	1,003
Encl Frame Porch	1939	40	C 100	2,082	Fair	42%	100%	100%	874
Frame Bay Window	1939	12	C 100	941	Fair	42%	100%	100%	395
Frame Garage	1939	216	C 100	10,366	Fair	42%	100%	100%	4,354
Open Frame Porch	1939	208	C 100	5,551	Fair	42%	100%	100%	2,331
Unfin Basement	1939	216	C 100	1,080	Fair	42%	100%	100%	454
1,580 SFLA						Outbuilding Total			20,581

Accpt Land 150,300 **Accepted Bldg** 73,800 **Total** 224,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/19/2020
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4648P0301		
Reference 2	R-07-026/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	46,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,472 Sqft	Grade C 105	Base	303,605
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1936 Sqft, Grade C	Basement Gar	None	Fin Bsmt	113,154
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15	HEARTH			
Bedrooms	8	Add Fixtures	0		
Baths	2	Half Baths	4	Plumbing	16,401
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	2004	TYPICAL	TYPICAL	Average	Typical	439,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Other.....	84%	100%	80%	295,587

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1986	240	C 105	6,679	Avg.	84%	100%	80%	4,488
Wood Deck	1999	490	C 105	6,756	Avg.	84%	100%	80%	4,540
Open Frame Porch	1999	144	C 105	4,128	Avg.	84%	100%	80%	2,774
1.50 ST GARAGE..	2005	952	C 105	72,099	Avg.	84%	100%	80%	48,450
BSMT ENTRY.....	1986	30	C 105	481	Avg.	84%	100%	80%	323
2,472 SFLA							Outbuilding Total		60,575

Accpt Land	46,900	**Accepted Bldg**	356,200	**Total**	403,100

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/20/2017
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4534P0297		
Reference 2	R-9-7A/3		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	90%		196,875
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.05	Acres-Waterfront Rear	16,250.00	813	90%	Topography	731
Total Acres 1.05					Land Total	219,481

Dwelling Description

Conventional	One & 1/2 Story	952 Sqft	Grade B 105	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	180,254
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,244
Heating	100% Not Heated	Cooling	0% None	Heat	-11,477
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	192,165

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	176,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
AV POLE SHED....	2006	176	C 95	1,054	Avg.	92%	100%	100%	970
Wood Deck	2013	766	B 100	11,446	Avg+	97%	100%	100%	11,103
1,428 SFLA						Outbuilding Total			12,073

Accpt Land	219,500	**Accepted Bldg**	188,900	**Total**	408,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.72	Acres-Rear Land 1-10	2,500.00	1,800	100%		1,800
Total Acres 1.72				Land Total		51,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X66	D 100	80,784	Fair	55%	50%	100%	22,322
SLAB.....	2016	924	C 100	2,888	Avg.	92%	10%	100%	266
924 SFLA						Outbuilding Total			22,588

Accpt Land	51,300	**Accepted Bldg**	22,600	**Total**	73,900

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC RU
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/22/2005
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	B3455P225		
Reference 2	R-8-4		
Tran/Land/Bldg	1 7 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
179.00	Acres-Waterfront Rear	16,250.00	2,908,750	100%		2,908,750
Total Acres 200.00				Land Total		3,378,125

Accpt Land	3,378,100	**Accepted Bldg**	0	**Total**	3,378,100

Map/Lot: U01-011-001
Account: 1133 Card: 1 of 1 Location: 35 SUMMER STREET APT. #1

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/09/2022
Sale Price	150,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2870P0166 (6/02)		
Reference 2	U-01-011/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	669	B 100	143,078	Avg.	65%	100%	100%	93,001
						Outbuilding Total			93,001

Accpt Land	0	**Accepted Bldg**	93,000	**Total**	93,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/16/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2557P0033		
Reference 2	U-01-024/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.17	Acres-HS Size Adj	13,750.00	2,338	100%		2,338
Total Acres 0.17				Land Total		139,838

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	468 Sqft	Grade B 95	Base	80,173
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Average	Typical	87,145

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	56,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	500	B 95	50,590	Avg.	65%	100%	100%	32,884
Open Frame Porch	1900	28	B 95	1,086	Avg.	65%	100%	100%	706
1,202 SFLA						Outbuilding Total			33,590

Accpt Land	139,800	**Accepted Bldg**	90,200	**Total**	230,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/16/2021
Sale Price	480,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1035P0122		
Reference 2	U-01-025/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.19	Acres-Commercial Size Adj	11,875.00	2,256	100%		2,256
Total Acres 0.19				Land Total		228,881

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	884 Sqft	Grade B 100	Base	159,408
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,261
Insulation	Minimal			Insulation	-2,707
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Above Average	Typical	168,962

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	126,722

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	324	B 100	29,230	Avg+	75%	100%	100%	21,922
ONE STORY FRAME	1970	418	B 100	37,711	Good	86%	100%	100%	32,431
2,068 SFLA						Outbuilding Total			54,353

Accpt Land	228,900	**Accepted Bldg**	181,100	**Total**	410,000

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1444P0022
Reference 2	REV TRANSFER ON DEATH DEED
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
2.20	Acres-Waterfront Rear	16,250.00	35,750	100%		35,750
Total Acres 3.20				Land Total		413,875

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,478 Sqft	Grade B 105	Base	288,278
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	12,003
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	GOOD	GOOD	Average	Typical	300,281

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	261,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1994	105	B 105	9,946	Avg.	87%	100%	100%	8,653
Wood Deck	1994	105	C 100	1,526	Avg.	87%	100%	100%	1,328
Open Frame Porch	1994	337	B 105	10,648	Avg.	87%	100%	100%	9,264
Open Frame Porch	1994	230	B 105	7,376	Avg.	87%	100%	100%	6,417
Wood Deck	1994	376	C 100	4,981	Avg.	87%	100%	100%	4,333
1.50 ST GARAGE..	1994	528	B 105	48,252	Avg.	87%	100%	100%	41,979
Wood Deck	1994	337	C 100	4,484	Avg.	87%	100%	100%	3,901
2,691 SFLA						Outbuilding Total			75,875

Accpt Land	413,900	Accepted Bldg	337,100	Total	751,000

Map/Lot: R04-002-003
Account: 2066 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #3

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/20/2021
Sale Price	23,900
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1			
Reference 2	R-4-2/3 SER. NTA170028		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SKYLINE AMBER A.	1991	14X56	D 100	71,019	Fair	36%	50%	100%	12,896
Wood Deck	2021	60	C 100	952	Avg.	92%	100%	100%	876
Wood Deck	2021	24	C 100	494	Avg.	92%	100%	100%	454
784 SFLA						Outbuilding Total			14,226

Accpt Land	0	**Accepted Bldg**	14,200	**Total**	14,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/02/2020
Sale Price	157,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4298P0204		
Reference 2	R-08-001/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	42,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,196 Sqft	Grade C 100	Base	139,895
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2004	TYPICAL	TYPICAL	Very Good	Typical	146,995

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	135,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1978	92	C 100	7,218	Avg.	78%	100%	100%	5,630
Wood Deck	2003	250	C 100	3,375	Avg.	90%	100%	100%	3,038
1.50 ST GARAGE..	2004	896	C 100	64,874	Avg.	91%	100%	100%	59,035
Wood Deck	2014	64	C 100	1,004	Avg.	92%	100%	100%	924
1,288 SFLA							Outbuilding Total		68,627

Accpt Land	42,500	**Accepted Bldg**	203,900	**Total**	246,400

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/15/2019
Sale Price	449,646
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0958P0201		
Reference 2	U-01-070/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%	Restrictio	273,438
0.47	Acres-Influence W Size Adj	21,875.00	10,281	100%		10,281
Total Acres 0.47					Land Total	283,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1930	3456	D 100	444,786	Avg+	75%	100%	100%	333,590
BSMT FINISHED...	1930	2688	D 100	123,498	Avg+	75%	100%	100%	92,624
OFFICE WOOD.....	1992	400	D 100	22,884	Avg+	91%	100%	100%	20,824
Wood Deck	1980	312	C 100	4,165	Avg.	79%	100%	100%	3,290
Frame Shed	1980	20	D 100	131	Avg-	70%	100%	100%	92
Frame Shed	1980	48	C 100	368	Avg-	70%	100%	100%	258
Frame Shed	1980	120	C 100	918	Avg-	70%	100%	100%	643
WAREHOUSE WD....	1930	1680	D 100	67,263	Avg-	57%	100%	100%	38,340
								Outbuilding Total	489,661

Land	240,600	**Accepted Bldg**	489,700	**Total**	730,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/27/2009
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4111P0286		
Reference 2	U-02-079/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.30	Acres-HS Size Adj	13,750.00	4,125	100%		4,125
Total Acres 0.30				Land Total		141,625

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	75,267
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	88,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	57,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	32	C 100	2,510	Avg.	65%	100%	100%	1,632
1 & 1/2 STORY FR	1850	450	C 100	44,478	Avg.	65%	100%	100%	28,911
ONE STORY FRAME	1850	90	C 100	7,060	Avg.	65%	100%	100%	4,589
Encl Frame Porch	1850	128	C 100	5,675	Avg.	65%	100%	100%	3,689
1 Story/BASEMENT	1850	30	C 100	2,779	Avg.	65%	100%	100%	1,806
Encl Frame Porch	1980	54	C 100	2,655	Avg.	65%	100%	100%	1,726
Swimming Pool	1988	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Wood Deck	1980	250	C 100	3,375	Avg-	70%	100%	100%	2,362
Wood Deck	2015	120	D 100	1,478	Avg.	92%	100%	100%	1,360
Frame Shed	2015	80	D 100	526	Avg.	92%	100%	100%	484
1,547 SFLA						Outbuilding Total			53,711

Accpt Land	141,600	**Accepted Bldg**	111,400	**Total**	253,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/22/2005
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3525P0009		
Reference 2	U-10-024/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.95	Acres-HS Size Adj	4,125.00	3,919	100%		3,919
Total Acres 0.95				Land Total		45,169

Dwelling Description

Ranch	One Story	1,176 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	137,555
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2002	TYPICAL	TYPICAL	Average	Typical	137,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	105,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	112	C 100	1,615	Avg.	77%	100%	100%	1,244
1,176 SFLA						Outbuilding Total			1,244

Accpt Land	45,200	**Accepted Bldg**	107,200	**Total**	152,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	RollingAbove Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/26/2021
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4215P190		
Reference 2	U-19-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.52	Acres-HS Size Adj	4,125.00	2,145	100%		2,145
Total Acres 0.52				Land Total		43,395

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	78,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	182	D 100	6,776	Avg-	80%	100%	100%	5,421
Wood Deck	1975	64	C 100	1,004	Avg.	76%	100%	100%	763
Frame Garage	2002	336	C 100	13,782	Avg.	90%	100%	100%	12,404
Wood Deck	2016	120	C 100	1,718	Avg.	92%	100%	100%	1,581
Wood Deck	2016	113	C 100	1,629	Avg.	92%	100%	100%	1,499
960 SFLA						Outbuilding Total			21,668

Accpt Land	43,400	**Accepted Bldg**	100,300	**Total**	143,700

Name: EGGLESTON(TRUSTEE), MICHAEL S
EGGLESTON(TRUSTEE), MICHELE

Map/Lot: R07-021-A

Account: 943 Card: 1 of 1 Location: 182 WESTPORT BRIDGE ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below StreetSteep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/20/2020
Sale Price	430,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3545P0050		
Reference 2	R-07-021/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	95%	Corner/Loc	326,563
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
Total Acres 1.00					Land Total	360,938

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 105	Base	137,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,655
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,828
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	118,545

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	96,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	138	C 105	11,368	Avg.	81%	100%	100%	9,208
ONE STORY FRAME	1980	96	C 105	7,908	Avg.	81%	100%	100%	6,405
ONE STORY FRAME	2008	313	C 100	24,555	Avg.	92%	100%	100%	22,591
Wood Deck	1980	193	C 105	2,781	Avg.	81%	100%	100%	2,253
Frame Garage	1980	400	C 105	16,385	Avg.	81%	100%	100%	13,272
Frame Shed	1980	36	D 100	236	Fair	57%	100%	100%	135
Frame Shed	1980	64	D 100	421	Avg-	70%	100%	100%	295
1,667 SFLA						Outbuilding Total			54,159

Accpt Land	360,900	**Accepted Bldg**	150,200	**Total**	511,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/20/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B1941P0044 B3970P0119 B4495P0025		
Reference 2	U-04-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		49,750

Dwelling Description **Replacement Cost New**

Colonial	Two Story	646 Sqft	Grade B 100	Base	145,655
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,308
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Very Good	Typical	164,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	139,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	760	B 100	68,566	V.G.	85%	100%	100%	58,281
1.5 Story/BSMT	1880	322	B 100	41,844	V.G.	85%	100%	100%	35,567
ONE STORY FRAME	1880	440	B 100	39,695	V.G.	85%	100%	100%	33,741
Frame Garage	1973	960	B 100	36,284	Avg.	75%	100%	100%	27,213
Frame Shed	1920	384	C 100	2,938	Poor	25%	100%	100%	734
Frame Shed	1880	48	E 100	272	Poor	25%	100%	100%	68
Frame Shed	1980	48	D 100	316	Avg.	79%	100%	100%	250
1 Story/BASEMENT	2001	480	C 100	44,454	Avg.	89%	100%	100%	39,564
ONE STORY FRAME	2022	207	B 100	18,675	Avg.	92%	100%	100%	17,181
Patio	2022	440	D 100	3,780	Avg.	92%	100%	100%	3,478
3,662 SFLA						Outbuilding Total			216,077

Accpt Land	49,800	Accepted Bldg	356,000	Total	405,800

Map/Lot: U04-003-A
Account: 1435 Card: 1 of 1 Location: CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/20/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B1941P0044 B3970P0119		
Reference 2	U-04-003/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.97	Acres-HS Size Adj	4,500.00	4,365	100%		4,365
Total Acres 0.97					Land Total	85,365

Accpt Land	85,400	**Accepted Bldg**	0	**Total**	85,400

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/30/2014
Sale Price	412,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4784P0318		
Reference 2	R-07-020/B2 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.29	Acres-Waterfront Rear	16,250.00	4,713	100%		4,713
Total Acres 1.29				Land Total		382,838

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	784 Sqft	Grade B 100	Base	148,547
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	161,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	144,056

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	2000	336	B 100	38,191	Avg.	89%	100%	100%	33,990
1 Story/BASEMENT	2000	384	B 100	40,899	Avg.	89%	100%	100%	36,400
Wood Deck	2001	592	C 100	7,735	Avg.	89%	100%	100%	6,884
Wood Deck	2005	48	C 100	800	Avg.	91%	100%	100%	728
Wood Deck	2005	40	C 100	698	Avg.	91%	100%	100%	635
Wood Deck	2005	44	C 100	749	Avg.	91%	100%	100%	682
FLOAT & RAMP....	2005	230	C 100	5,300	Avg.	91%	50%	100%	2,412
PIER.....	2005	330	C 100	3,498	Avg.	91%	50%	100%	1,592
2,260 SFLA						Outbuilding Total			83,323

Accpt Land	382,800	**Accepted Bldg**	227,400	**Total**	610,200

Map/Lot: U01-008
Account: 1130 Card: 1 of 1 Location: 21 WASHINGTON STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/01/2000
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2578P0193		
Reference 2	U-01-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.55	Acres-HS Size Adj	13,750.00	7,563	100%		7,563
Total Acres 0.55				Land Total		145,063

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,144 Sqft	Grade A 105	Base	321,895
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% Heat Pump	Heat	0
Rooms	14	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	4	Plumbing	33,965
Attic	Floor & Stairs			Attic	3,428
FirePlaces	5			Fireplace	21,023
Insulation	Minimal			Insulation	-5,714
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1794	2003	TYPICAL	GOOD	Above Average	Typical	374,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	280,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	1237	A 105	247,189	Avg+	75%	100%	100%	185,392
ONE STORY FRAME	1900	231	A 105	25,498	Avg+	75%	100%	100%	19,124
ONE STORY FRAME	1900	437	A 105	48,236	Avg+	75%	100%	100%	36,177
ONE STORY FRAME	1900	72	A 105	7,948	Avg+	75%	100%	100%	5,961
Open Frame Porch	1900	264	A 105	9,805	Avg+	75%	100%	100%	7,354
Open Frame Porch	1900	84	A 105	3,394	Avg+	75%	100%	100%	2,546
Open Frame Porch	1900	84	A 105	3,394	Avg+	75%	100%	100%	2,546
1.50 ST GARAGE..	1970	702	A 105	72,798	Avg+	75%	100%	100%	54,598
Wood Deck	2003	200	C 100	2,738	Avg.	90%	100%	100%	2,464
5,502 SFLA						Outbuilding Total			316,162

Accpt Land	145,100	Accepted Bldg	597,100	Total	742,200

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/29/2024
Sale Price	139,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4584P0272		
Reference 2	R-05-119/A2 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05				Land Total		44,813

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X66	C 100	107,910	Avg-	40%	50%	100%	21,582
Wood Deck	1985	270	C 100	3,630	Avg.	81%	100%	100%	2,940
Wood Deck	1985	120	C 100	1,718	Avg.	81%	100%	100%	1,392
Frame Shed	2014	160	C 100	1,224	Avg.	92%	100%	100%	1,126
924 SFLA						Outbuilding Total			27,040

Accpt Land	44,800	**Accepted Bldg**	27,000	**Total**	71,800

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/20/2018
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3520P0187 B4329P0297		
Reference 2	R-02-002/C0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.50	Acres-Rear Land 1-10	2,500.00	6,250	100%		6,250
Total Acres 3.50					Land Total	55,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	712 Sqft	Grade B 95	Base	125,647
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-10,355
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,645
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	111,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	93,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	186	B 95	15,941	Avg.	84%	100%	100%	13,390
Encl Frame Porch	2010	80	B 95	4,059	Avg.	84%	100%	100%	3,410
1.75 ST GARAGE..	1986	768	B 95	73,259	Avg.	84%	100%	100%	61,538
AV POLE SHED....	1986	100	C 100	630	Avg.	82%	100%	100%	517
AV POLE SHED....	1986	120	C 100	756	Avg.	82%	100%	100%	620
Frame Shed	1986	144	C 100	1,101	Avg.	82%	100%	100%	903
Frame Garage	2006	1140	C 110	40,344	Avg.	92%	100%	100%	37,116
1,432 SFLA							Outbuilding Total		117,494

Accpt Land	55,800	**Accepted Bldg**	211,400	**Total**	267,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/25/2016
Sale Price	58,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3158P0299 (09/03)		
Reference 2	R-04-011/A3 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27				Land Total		50,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1995	14X56	D 100	71,019	Avg-	58%	50%	100%	20,596
Open Frame Porch	1995	126	D 100	2,990	Avg-	77%	100%	100%	2,302
Frame Shed	1995	96	D 100	632	Avg.	86%	100%	100%	544
Frame Garage	2003	672	C 100	23,350	Avg.	90%	100%	100%	21,015
Canopy	2003	140	D 100	1,598	Avg-	80%	100%	100%	1,278
Frame Shed	2003	240	C 100	1,836	Avg.	90%	100%	100%	1,652
SLAB.....	1995	784	C 100	2,450	Avg.	86%	100%	100%	2,107
784 SFLA						Outbuilding Total			49,494

Accpt Land	50,200	**Accepted Bldg**	49,500	**Total**	99,700

Name: ELLIS, ANDREA L J/T
MCNULTY, REBECCA L
Map/Lot: U13-016
Account: 1702 Card: 1 of 1 Location: 182 BEECHNUT HILL ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/11/2004
Sale Price	167,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3312P0082 (06/04)		
Reference 2	U-13-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.95	Acres-HS Size Adj	3,750.00	3,563	100%		3,563
Total Acres 0.95				Land Total		41,063

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	832 Sqft	Grade B 95	Base	149,759
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,101
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	147,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	116,709

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	472	B 95	6,780	Avg.	79%	100%	100%	5,356
ONE STORY FRAME	1975	168	B 95	14,400	Avg.	79%	100%	100%	11,376
Frame Shed	1975	64	C 100	490	Avg.	76%	100%	100%	372
Frame Garage	1975	528	B 95	21,030	Avg.	76%	100%	100%	15,983
1,624 SFLA						Outbuilding Total			33,087

Accpt Land	41,100	**Accepted Bldg**	149,800	**Total**	190,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/31/2015
Sale Price	41,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	R-5-116-024		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.17	Acres-Rear Land 1-10	2,500.00	5,425	100%		5,425
Total Acres 3.17					Land Total	50,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2016	192	D 100	1,262	Avg.	92%	100%	100%	1,161
							Outbuilding Total		1,161

Accpt Land	50,100	**Accepted Bldg**	1,200	**Total**	51,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2437P0207
Reference 2	R-05-038/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.82	Acres-HS Size Adj	3,500.00	2,870	100%		2,870
Total Acres 0.82					Land Total	37,870

Dwelling Description **Replacement Cost New**

Ranch	One Story	576 Sqft	Grade C 95	Base	62,725
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade D	Basement Gar	None	Fin Bsmt	13,787
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,671
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	73,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	Location	64%	100%	95%	44,895

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2019	120	C 100	1,718	Avg-	64%	100%	95%	1,045
ONE STORY FRAME	2004	576	C 95	42,928	Avg-	81%	100%	95%	33,033
Open Frame Porch	2020	80	C 95	2,196	Avg.	92%	100%	95%	1,919
1,152 SFLA							Outbuilding Total		35,997

Accpt Land	37,900	**Accepted Bldg**	80,900	**Total**	118,800

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2386P0125
Reference 2	R-09-008/06 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	4 50 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.96	Acres-Waterfront Rear	16,250.00	15,600	100%		15,600
Total Acres 1.96				Land Total		256,225

Dwelling Description **Replacement Cost New**

Colonial	Two Story	988 Sqft	Grade B 105	Base	238,582
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Below Average	Typical	247,155

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	173,008

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	335	B 105	31,734	Avg-	68%	100%	100%	21,579
Open Frame Porch	1976	48	B 105	1,812	Avg-	68%	100%	100%	1,232
Wood Deck	1976	416	C 100	5,491	Avg.	77%	100%	100%	4,228
Frame Garage	1976	576	B 105	24,895	Avg-	68%	100%	100%	16,929
Frame Shed	1976	96	C 100	735	Avg.	77%	100%	100%	566
1.75 ST GARAGE..	1979	720	C 100	62,865	Avg.	78%	100%	100%	49,035
1SFr Overhang	1976	38	B 105	3,600	Avg-	68%	100%	100%	2,448
2,349 SFLA						Outbuilding Total			96,017

Accpt Land	256,200	Accepted Bldg	269,000	Total	525,200

Map/Lot: R07-039-021
Account: 2540 Card: 1 of 1 Location: 285 BIRCH POINT ROAD LOT #21

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/06/2013
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Reference 1			
Reference 2	D-021		
Tran/Land/Bldg	0 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1990	14X66	C 100	107,910	Avg-	47%	50%	100%	25,224
Wood Deck	2005	80	C 100	1,208	Avg.	91%	100%	100%	1,099
924 SFLA						Outbuilding Total			26,323

Accpt Land	0	**Accepted Bldg**	26,300	**Total**	26,300

Map/Lot: R08-001-005
Account: 1067 Card: 1 of 1 Location: 16 GORHAM ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/24/2003
Sale Price	128,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3180P0278 (10/03)		
Reference 2	R-08-001/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31				Land Total		42,025

Dwelling Description **Replacement Cost New**

Ranch	One Story	936 Sqft	Grade C 100	Base	109,483
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	109,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	86,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	96	C 100	1,411	Avg.	79%	100%	100%	1,115
936 SFLA						Outbuilding Total			1,115

Accpt Land	42,000	**Accepted Bldg**	87,600	**Total**	129,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B2371P0001
Reference 2	U-13-017/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	11 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90				Land Total		46,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade B 95	Base	132,900
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,551
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	141,423

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	111,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	340	B 95	4,941	Avg.	79%	100%	100%	3,903
ONE STORY FRAME	1975	190	B 95	16,284	Avg.	79%	100%	100%	12,864
1.25 ST GARAGE..	1975	576	B 95	34,866	Avg.	79%	100%	100%	27,544
Frame Shed	1975	48	B 95	401	Avg.	79%	100%	100%	317
Swimming Pool	1975	1	C 100	7,224	Avg.	99%	100%	100%	7,152
1,230 SFLA						Outbuilding Total			51,780

Accpt Land 46,000 **Accepted Bldg** 163,500 **Total** 209,500

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/07/2020
Sale Price	580,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2574P0003 06/00		
Reference 2	R-09-007/07 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
0.82	Acres-Waterfront Rear	16,250.00	13,325	100%		13,325
Total Acres 1.82				Land Total		288,325

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	One & 3/4 Story	1,264 Sqft	Grade B 110	Base	263,443
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	940 Sqft, Grade C	Basement Gar	None	Fin Bsmt	52,324
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	17,963
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,073
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	341,803

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	290,533

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	128	B 110	14,996	Avg.	85%	100%	100%	12,747
Open Frame Porch	1990	128	B 110	4,460	Avg.	85%	100%	100%	3,791
ONE STORY FRAME	1990	96	B 110	9,526	Avg.	85%	100%	100%	8,097
ONE STORY FRAME	1990	32	B 110	3,175	Avg.	85%	100%	100%	2,699
1SFr Overhang	1990	40	B 110	3,969	Avg.	85%	100%	100%	3,374
Frame Garage	1990	528	B 110	24,351	Avg.	85%	100%	100%	20,698
Wood Deck	2000	790	C 100	10,260	Avg.	89%	100%	100%	9,131
FLOAT & RAMP....	2000	1240	C 100	5,300	Avg.	89%	50%	100%	2,358
1.50 ST GARAGE..	2006	576	B 110	54,661	Avg.	92%	100%	100%	50,288
Canopy	2006	154	C 100	2,034	Avg.	92%	100%	100%	1,871
2,508 SFLA						Outbuilding Total			115,054

Accpt Land	288,300	**Accepted Bldg**	405,600	**Total**	693,900

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/07/2020
Sale Price	580,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2574P0003	06/00	
Reference 2	R-09-007/07	0000000000	
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	96	B 110	3,438	Avg.	84%	100%	100%	2,888
2,508 SFLA						Outbuilding Total			2,888

Accpt Land	0	**Accepted Bldg**	2,900	**Total**	2,900

Name: EMBREY, PATRICIA A
RIESE, RICHARD R

Map/Lot: R09-007-007

Account: 1108

Location: 195 YOUNG'S POINT ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	288,300	405,600	693,900	288,300	405,600	693,900
2	0	2,900	2,900	0	2,900	2,900
TOTAL	288,300	408,500	696,800	288,300	408,500	696,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B1362P0012
Reference 2	U-23-008/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58				Land Total		39,675

Dwelling Description

				Replacement Cost New	
Raised Ranch	One & 3/4 Story	874 Sqft	Grade B 95	Base	154,235
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	437 Sqft, Grade B	Basement Gar	None	Fin Bsmt	26,575
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	187,782

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	152,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1980	32	B 95	2,742	Avg.	81%	100%	100%	2,221
Wood Deck	1980	112	B 95	1,765	Avg.	81%	100%	100%	1,430
Frame Garage	1980	528	C 100	19,250	Avg.	79%	100%	100%	15,208
1,562 SFLA						Outbuilding Total			18,859

Accpt Land	39,700	Accepted Bldg	171,000	Total	210,700

Map/Lot: U01-169
Account: 1309 Card: 1 of 1 Location: 68 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/04/2010
Sale Price	407,249
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4276P0116 B4280P0218		
Reference 2	U-01-169/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	238,750	238,750	100%		238,750
0.73	Acres-Franchise Size Adj	23,875.00	17,429	100%		17,429
Total Acres 0.73					Land Total	256,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE MASONRY...	1960	1910	C 100	201,832	Avg.	69%	100%	100%	139,264
CANOPY GD.....	1998	1500	C 100	36,745	Avg.	88%	100%	100%	32,336
PAVING.....	1998	1500	C 100	3,180	Avg.	88%	50%	100%	1,399
PAVING.....	1960	684	C 100	1,450	Avg.	69%	50%	100%	500
PAVING.....	1960	10000	C 100	21,200	Avg.	69%	50%	100%	7,314
CANOPY GD.....	1980	864	C 100	21,165	Avg+	86%	100%	100%	18,202
PAVING.....	1998	684	B 100	1,667	Avg.	88%	50%	100%	734
PAVING.....	1980	11500	C 100	24,380	Avg.	79%	50%	100%	9,630
								Outbuilding Total	209,379

Accpt Land	256,200	**Accepted Bldg**	209,400	**Total**	465,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/08/2010
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4267P0142		
Reference 2	R-05-131/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
0.80	Acres-HS Size Adj	4,062.50	3,250	100%		3,250
Total Acres 0.80				Land Total		43,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	912 Sqft	Grade C 95	Base	101,342
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	268 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,172
Heating	100% Floor/Wall	Cooling	100% None	Heat	-4,229
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	111,285

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	99,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	532	C 100	6,970	Avg.	92%	100%	100%	6,412
Frame Shed	2004	100	D 100	658	Avg.	91%	100%	100%	599
Frame Garage	2006	532	D 100	16,652	Avg.	92%	100%	100%	15,320
Wood Deck	2015	72	C 100	1,105	Avg.	92%	100%	100%	1,017
Frame Shed	2023			----SOUND VALUE----					500
912 SFLA						Outbuilding Total			23,848

Accpt Land	43,900	Accepted Bldg	122,900	Total	166,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/17/2021
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1479P0202		
Reference 2	U-07-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.57	Acres-Rear Land 1-10	2,500.00	1,425	100%		1,425
Total Acres 1.57					Land Total	50,925

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,232 Sqft	Grade C 105	Base	144,106
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	740 Sqft, Grade C	Basement Gar	None	Fin Bsmt	43,251
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,948
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	200,778

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	158,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	160	C 105	4,552	Avg.	79%	100%	100%	3,596
Wood Deck	1975	360	C 105	5,016	Avg.	79%	100%	100%	3,963
1SFr Overhang	1975	72	C 105	5,931	Avg.	79%	100%	100%	4,685
Frame Garage	1975	814	C 100	27,394	Avg.	76%	100%	100%	20,819
Wood Deck	1975	64	C 105	1,054	Avg.	79%	100%	100%	833
1,304 SFLA							Outbuilding Total		33,896

Accpt Land	50,900	**Accepted Bldg**	192,500	**Total**	243,400

Map/Lot: R01-022
Account: 89 Card: 1 of 1 Location: 347 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2042P0358
Reference 2	R-01-022/00 2078826730
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50				Land Total		50,750

Dwelling Description **Replacement Cost New**

Other	One & 1/2 Story	880 Sqft	Grade D 100	Base	104,709
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-12,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,541
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	OLD TYPE	TYPICAL	Above Average	Typical	86,406

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	72,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1968	480	C 100	3,672	Avg-	64%	100%	100%	2,350
1,320 SFLA						Outbuilding Total			2,350

Accpt Land	50,800	Accepted Bldg	74,900	Total	125,700

Map/Lot: R05-114
Account: 750 Card: 1 of 1 Location: 201 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Tree Growth	2014
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/05/2013
Sale Price	415,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4671P0114		
Reference 2	R-05-114/00 0000000000		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	50%	Neighborho	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
6.90	Acres-Waterfront Rear	16,250.00	112,125	80%	Neighborho	89,700
5.00	Acres-Softwood	319.00	1,595	100%		1,595
17.80	Acres-Mixed Wood	393.00	6,995	100%		6,995
27.20	Acres-Hardwood	255.00	6,936	100%		6,936
1.00	Acres-Wasteland	75.00	75	100%		75
Total Acres 58.90					Land Total	311,551

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,240 Sqft	Grade A 100	Base	268,396
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,708
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,552
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	282,656

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	80%	100%	208,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	128	A 100	4,725	Avg.	92%	80%	100%	3,478
Open Frame Porch	2015	270	A 100	9,542	Avg.	92%	80%	100%	7,023
Wood Deck	2015	1258	A 100	21,745	Avg.	92%	80%	100%	16,004
Frame Shed	2015			----SOUND VALUE----					1,500
Frame Shed	2015			----SOUND VALUE----					1,500
2,170 SFLA							Outbuilding Total		29,505

Accpt Land	311,600	Accepted Bldg	237,500	Total	549,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	W-034 SER #103191
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	2000	16X76	D 100	104,652	Avg.	77%	50%	100%	40,117
Frame Shed	1994	192	C 100	1,469	Avg.	86%	100%	100%	1,263
Wood Deck	1998	176	C 100	2,431	Avg.	88%	100%	100%	2,139
Frame Shed	1998	64	C 100	490	Avg.	88%	100%	100%	431
Frame Shed	2012	160	C 100	1,224	Avg.	92%	100%	100%	1,126
1,216 SFLA							Outbuilding Total		45,076

Accpt Land 0 **Accepted Bldg** 45,100 **Total** 45,100

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	03/14/2024
Sale Price	259,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3912P0158		
Reference 2	U-09-014/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		43,750

Dwelling Description **Replacement Cost New**

Conventional	Two Story	775 Sqft	Grade C 100	Base	138,135
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,550	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2006	None	GOOD	Above Average	Typical	142,395

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	90%	100%	96,117

Accpt Land	43,800	**Accepted Bldg**	96,100	**Total**	139,900

Map/Lot: R08-010-A
Account: 1083 Card: 1 of 1 Location: 511 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	09/30/2021
Sale Price	289,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1919P0226
Reference 2	R-08-010/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24				Land Total		45,975

Dwelling Description **Replacement Cost New**

Log	One Story	1,628 Sqft	Grade B 95	Base	227,853
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	1/4 Finished			Attic	5,947
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	245,426

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	213,521

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1995	196	B 95	19,831	Avg.	87%	100%	100%	17,253
Encl Frame Porch	1995	200	B 95	9,410	Avg.	87%	100%	100%	8,187
Open Frame Porch	1995	208	B 95	6,065	Avg.	87%	100%	100%	5,277
Wood Deck	1995	98	B 95	1,570	Avg.	87%	100%	100%	1,366
Frame Garage	1995	750	B 95	27,938	Avg.	87%	100%	100%	24,306
Frame Shed	1945	63	D 100	415	Avg-	57%	100%	100%	237
Frame Shed	2005	160	C 100	1,224	Avg.	91%	100%	100%	1,114
1,824 SFLA						Outbuilding Total			57,740

Accpt Land 46,000 **Accepted Bldg** 271,300 **Total** 317,300

Map/Lot: R05-058
Account: 659 Card: 1 of 1 Location: 15 BOULDER DRIVE

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/11/2020
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0589P0151		
Reference 2	R-05-058/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.16	Acres-Rear Land 1-10	2,500.00	5,400	100%		5,400
Total Acres 3.16					Land Total	53,525

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	736 Sqft	Grade B 95	Base	129,882
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,551
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Above Average	Typical	128,935

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	100%	95%	91,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	316	B 95	4,606	Avg+	75%	100%	95%	3,281
ONE STORY FRAME 1,720 SFLA	1860	432	B 95	37,025	Avg+	75%	100%	95%	26,381
							Outbuilding Total		29,662

Accpt Land	53,500	Accepted Bldg	121,500	Total	175,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	07/16/2018
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1572P0335		
Reference 2	R-05-058/C0 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	95%	Access	41,563
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		48,438

Accpt Land	48,400	**Accepted Bldg**	0	**Total**	48,400

Name: EZZELL, DANIEL W
EZZELL, LAURIE L

Map/Lot: R05-058-B
Account: 661 Card: 1 of 1 Location: 22 BOULDER DRIVE

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1994
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1945P0325		
Reference 2	R-05-058/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	960 Sqft	Grade D 100	Base	143,760
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	132,769

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	69%	70%	95%	60,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	224	D 100	1,474	Fair	57%	100%	95%	798
Frame Garage	2014	1600	D 100	42,806	Avg.	92%	75%	95%	28,059
1,680 SFLA							Outbuilding Total		28,857

Accpt Land	50,600	**Accepted Bldg**	89,800	**Total**	140,400

Map/Lot: R05-058-E
Account: 664 Card: 1 of 1 Location: 31 EASY STREET

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	No Street
Reference 1	B1572P0339
Reference 2	R-05-058/E0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed.....	0	80	E 100	454	Poor	25%	100%	100%	114
12' Mobile Home	1974	12X46	D 100	52,704	Fair	30%	50%	100%	7,906
Frame Shed	1990	550	C 100	4,208	Avg-	74%	100%	100%	3,114
Frame Shed	2006	364	E 100	2,061	Poor	59%	100%	100%	1,216
552 SFLA							Outbuilding Total		12,350

Accpt Land 50,600 **Accepted Bldg** 12,400 **Total** 63,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B2094P0284
Reference 2	R-05-058/G0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		50,625

Dwelling Description **Replacement Cost New**

Double Wide	One Story	960 Sqft	Grade D 100	Base	68,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-10,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Below Average	Typical	62,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	80%	100%	37,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
AB.GR. POOL.....	2001	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2000	240	D 100	1,579	Avg.	89%	100%	100%	1,405
Wood Deck	1990	100	C 100	1,462	Fair	63%	100%	100%	921
960 SFLA						Outbuilding Total			3,564

Accpt Land	50,600	Accepted Bldg	41,500	Total	92,100

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B2094P0284
Reference 2	R-05-058/G0 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home 1,248 SFLA	1985	12X24	D 100	34,191	Fair	30%	50%	100%	5,129
							Outbuilding Total		5,129

Accpt Land	0	**Accepted Bldg**	5,100	**Total**	5,100

Name: EZZELL, PAUL A
EZZELL, KIMBERLY S
Account: 666

Map/Lot: R05-058-G
Location: 45 EASY STREET

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	50,600	41,500	92,100	50,600	41,500	92,100
2	0	5,100	5,100	0	5,100	5,100
TOTAL	50,600	46,600	97,200	50,600	46,600	97,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/30/2014
Sale Price	320,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4804P0127		
Reference 2	R-05-073/001 LOT #1 UPLAND SUB. PLAN		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	150%	Neighborho	65,625
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000
Total Acres 4.20					Land Total	78,000

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	972 Sqft	Grade B 110	Base	198,612
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	10,778
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Good	Typical	209,390

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	203,108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2004	132	B 110	18,869	Good	97%	100%	100%	18,303
BSMT ENTRY.....	2004	30	B 110	580	Good	97%	100%	100%	563
2S Frame Garage	2004	576	B 110	39,130	Good	97%	100%	100%	37,956
Open Frame Porch	2004	40	B 110	1,642	Good	97%	100%	100%	1,593
Open Frame Porch	2004	40	B 110	1,642	Good	97%	100%	100%	1,593
ONE STORY FRAME	2004	20	B 110	1,984	Good	97%	100%	100%	1,924
Wood Deck	2004	96	B 110	1,785	Good	97%	100%	100%	1,731
Frame Shed	2013	112	B 110	1,084	Good	97%	100%	100%	1,051
1,919 SFLA							Outbuilding Total		64,714

Accpt Land	78,000	**Accepted Bldg**	267,800	**Total**	345,800

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/09/2020
Sale Price	900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2886P001 B1298P222		
Reference 2	U-11-007/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.87	Acres-Commercial 1-20	15,875.00	13,811	100%		13,811
Total Acres 1.87				Land Total		172,186

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1945	1600	D 100	55,582	Fair	42%	100%	100%	23,344
Finished Attic	1945	800	D 100	13,811	Fair	42%	100%	100%	5,801
Unfinished Attic	1945	800	D 100	3,750	Fair	42%	100%	100%	1,575
320 SFLA						Outbuilding Total			30,720

Accpt Land	172,200	**Accepted Bldg**	30,700	**Total**	202,900

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/09/2020
Sale Price	900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2886P001 B1298P222		
Reference 2	U-11-007/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1996	4200	C 100	163,846	Avg.	87%	100%	100%	142,546
GARAGE FRAME ..	1960	1496	C 100	60,662	Avg.	69%	100%	100%	41,857
GARAGE FRAME ..	2001	1800	C 100	72,262	Avg.	89%	100%	100%	64,313
OFFICE WOOD.....	1960	936	C 100	62,268	Avg+	78%	100%	100%	48,569
Frame Shed	1960	312	C 100	2,386	Avg+	78%	100%	100%	1,861
320 SFLA						Outbuilding Total			299,146

Accpt Land	0	**Accepted Bldg**	299,100	**Total**	299,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	172,200	30,700	202,900	172,200	30,700	202,900
2	0	299,100	299,100	0	299,100	299,100
TOTAL	172,200	329,800	502,000	172,200	329,800	502,000

Map/Lot: R01-016-B
Account: 2528 Card: 1 of 1 Location: 5 LOBSTER LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/13/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3911P0101		
Reference 2	R-01-016-B		
Tran/Land/Bldg	0 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		52,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 S Barn	2009	720	C 100	27,532	Avg.	92%	100%	100%	25,329
Barn 1S	2021	1320	D 100	34,926	Avg.	92%	100%	100%	32,132
						Outbuilding Total			57,461

Accpt Land	52,000	**Accepted Bldg**	57,500	**Total**	109,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/30/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4519P0261		
Reference 2	R-05-039/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.89	Acres-HS Size Adj	3,500.00	3,115	100%		3,115
Total Acres 0.89				Land Total		38,115

Dwelling Description

				Replacement Cost New	
Ranch	One Story	884 Sqft	Grade C 100	Base	103,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,138
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	100,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	100%	95%	71,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2011	240	C 100	3,248	Avg.	92%	100%	95%	2,839
884 SFLA						Outbuilding Total			2,839

Accpt Land	38,100	**Accepted Bldg**	74,300	**Total**	112,400

Map/Lot: R01-016-C
Account: 15 Card: 1 of 1 Location: 12 LOBSTER LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/02/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4718P0214		
Reference 2	R01-016-C		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		52,000

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,456 Sqft	Grade D 100	Base	104,617
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	92,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	85,406

Accpt Land	52,000	Accepted Bldg	85,400	Total	137,400

Map/Lot: U21-009-001-A09
Account: 2330 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT A9

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/05/2016
Sale Price	30,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3423P0125 (01/05)		
Reference 2	HANGAR UNIT A9		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/07/2016
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4216P0141		
Reference 2	R-01-017/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 39.00					Land Total	98,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,458 Sqft	Grade C 100	Base	170,541
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	174,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	160,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2016	768	D 100	22,432	Avg.	92%	100%	100%	20,637
Canopy	2016	320	D 100	3,542	Avg.	92%	100%	100%	3,259
ONE STORY FRAME	2023	125	C 100	9,806	Avg.	92%	100%	100%	9,022
Frame Garage	2023	1008	C 100	32,918	Avg.	92%	100%	100%	30,285
1,583 SFLA						Outbuilding Total			63,203

Accpt Land	98,300	**Accepted Bldg**	224,000	**Total**	322,300

Neighborhood	RURAL WEST		
Zoning/Use	SHORE STREAM PRO		
Topography	Rolling		
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Sale Data

Sale Date	06/13/2016
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Rear Land 11-20	1,250.00	3,750	100%		3,750
Total Acres 3.00				Land Total		3,750

Accpt Land	3,800	**Accepted Bldg**	0	**Total**	3,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/28/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4357P0042		
Reference 2	U-02-020/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.62	Acres-HS Size Adj	13,750.00	8,525	100%		8,525
Total Acres 0.62					Land Total	111,650

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	414 Sqft	Grade C 100	Base	73,791
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,470
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	OLD TYPE	TYPICAL	Above Average	Typical	75,161

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	56,371

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1940	459	D 100	14,865	Fair	42%	100%	100%	6,243
1 Story/BASEMENT	1930	480	C 100	44,454	Avg+	75%	100%	100%	33,340
Wood Deck	2001	128	C 100	1,820	Avg.	89%	100%	100%	1,620
1,308 SFLA						Outbuilding Total			41,203

Accpt Land	111,700	**Accepted Bldg**	97,600	**Total**	209,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1133P0098
Reference 2	U-02-072/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10					Land Total	70,125

Dwelling Description

					Replacement Cost New
Conventional	One & 1/2 Story	550 Sqft	Grade C 105	Base	90,555
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,228
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1982	GOOD	GOOD	Above Average	Typical	89,309

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	90%	100%	60,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1982	175	C 105	4,952	Avg+	75%	90%	100%	3,343
Encl Frame Porch	1982	200	C 105	9,042	Avg+	75%	90%	100%	6,104
1 Story/BASEMENT 1,025 SFLA	1982	200	C 105	19,449	Avg+	75%	90%	100%	13,128
							Outbuilding Total		22,575

Accpt Land	70,100	Accepted Bldg	82,900	Total	153,000

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/01/1997
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2252P0114		
Reference 2	U-09-004/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	225%	View/Envir	295,313
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
4.39	Acres-Rear Land 1-10	2,500.00	10,975	100%		10,975
Total Acres 5.39					Land Total	319,413

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,078 Sqft	Grade B 100	Base	220,962
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	225,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	90%	100%	180,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	380	B 100	5,788	Avg.	88%	100%	100%	5,093
Frame Shed	1999	420	B 100	3,695	Avg.	88%	100%	100%	3,252
Wood Deck	1999	120	B 100	1,975	Avg.	88%	100%	100%	1,738
2S Frame Garage	2010	864	C 100	43,238	Avg.	92%	100%	100%	39,779
2,156 SFLA						Outbuilding Total			49,862

Accpt Land	319,400	**Accepted Bldg**	230,800	**Total**	550,200

Map/Lot: R07-054-A
Account: 1991 Card: 1 of 1 Location: 30 HILTON LANE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Private

Sale Data

Sale Date	03/15/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4336P0198		
Reference 2	R-07-054/A		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		45,625

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,344 Sqft	Grade C 105	Base	157,206
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-17,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	Floor & Stairs			Attic	3,006
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	147,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	133,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	49	C 100	812	Avg.	91%	100%	100%	739
1,344 SFLA						Outbuilding Total			739

Accpt Land	45,600	Accepted Bldg	134,600	Total	180,200

Map/Lot: R04-010-A11
Account: 2274 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #11

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	03/31/2023
Sale Price	30,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	BILL OF 03/31/2023		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 924 SFLA	1991	14X66	D 100	80,784	Avg-	49%	50%	100%	19,792
						Outbuilding Total			19,792

Accpt Land	0	**Accepted Bldg**	19,800	**Total**	19,800

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/28/2022
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3385P0183 (10/04)		
Reference 2	R-04-003/00 0000000000		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.10	R 20+-Rear 20+	625.00	6,313	100%		6,313
Total Acres 31.10				Land Total		93,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1988	14X68	C 100	110,520	Avg-	42%	50%	100%	23,347
SLAB.....	2023	952	C 100	2,975	Avg.	92%	100%	100%	2,737
Wood Deck	1988	96	C 100	1,411	Avg-	73%	100%	100%	1,030
952 SFLA						Outbuilding Total			27,114

Accpt Land	93,300	**Accepted Bldg**	27,100	**Total**	120,400

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/28/2022
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3385P0183 (10/04)		
Reference 2	R-04-003/00 0000000000		
Tran/Land/Bldg	8 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1980	12X48	D 100	54,387	Avg.	50%	50%	100%	13,597
MH BASEMENT.....	2022	576	C 100	4,320	Avg.	92%	100%	100%	3,974
Frame Shed	1980			- - - - S O U N D V A L U E - - - -					600
1,528 SFLA							Outbuilding Total		18,171

Accpt Land	0	**Accepted Bldg**	18,200	**Total**	18,200

Name: FARMER, MARTIN W.
ALEXANDER-FARMER, ELIZABETH A
Map/Lot: R04-003
Account: 481
Location: 42 BOG ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	93,300	27,100	120,400	93,300	27,100	120,400
2	0	18,200	18,200	0	18,200	18,200
TOTAL	93,300	45,300	138,600	93,300	45,300	138,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/26/2022
Sale Price	535,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4422P0278		
Reference 2	R-05-122/1 LOT #1 CLARK'S POINT		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	85,563

Dwelling Description

Ranch	One Story	1,540 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	COMPOSITION	Masonry Trim	None	Base	241,377
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-12,820
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	3,297
Rooms	7	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,806
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Above Average	Typical	235,660

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	100%	100%	100%	235,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	40	A 100	1,740	Avg+	97%	100%	100%	1,688
Encl Frame Porch	2011	60	A 100	3,886	Avg+	97%	100%	100%	3,769
1.50 ST GARAGE..	2011	576	A 100	57,901	Avg+	97%	100%	100%	56,164
Wood Deck	2011	160	B 100	2,561	Avg.	92%	100%	100%	2,356
Frame Shed	2005	140	C 105	1,125	Avg.	91%	100%	100%	1,024
1,540 SFLA						Outbuilding Total			65,001

Accpt Land	85,600	**Accepted Bldg**	300,700	**Total**	386,300

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/24/2021
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2873P0210 06/02		
Reference 2	R-07-020/A2 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.10	Acres-Waterfront Rear	16,250.00	17,875	100%		17,875
Total Acres 2.10				Land Total		162,250

Dwelling Description

Cape Cod	One & 3/4 Story	1,000 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	185,758
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	195,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	174,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1999	75	B 100	7,304	Avg.	89%	100%	100%	6,501
Frame Garage	2003	320	C 100	13,328	Avg.	90%	100%	100%	11,995
Wood Deck	2022	100	C 100	1,462	Avg.	92%	100%	100%	1,345
Open Frame Porch	2022	180	C 100	4,842	Avg.	92%	100%	100%	4,455
1,750 SFLA						Outbuilding Total			24,296

Accpt Land	162,300	**Accepted Bldg**	198,600	**Total**	360,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/08/2015
Sale Price	99,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B3628P0236 (01/06)		
Reference 2	U-23-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.65	Acres-HS Size Adj	3,750.00	2,438	100%		2,437
Total Acres 0.65				Land Total		39,937

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,064 Sqft	Grade B 95	Base	227,907
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-8,253
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	231,280

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	182,711

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1984	160	B 95	7,626	Avg.	79%	100%	100%	6,025
2,128 SFLA						Outbuilding Total			6,025

Accpt Land	39,900	**Accepted Bldg**	188,700	**Total**	228,600

Map/Lot: R03-043-H
Account: 2301 Card: 1 of 1 Location: 664 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/15/2006
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3771P0225		
Reference 2	R-03-043/H		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12				Land Total		49,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X66	C 100	107,910	Avg.	52%	50%	100%	28,005
Wood Deck	2002	128	C 100	1,820	Avg.	90%	100%	100%	1,638
Frame Shed	2002	90	C 100	689	Avg.	90%	100%	100%	620
924 SFLA						Outbuilding Total			30,263

Accpt Land	49,800	**Accepted Bldg**	30,300	**Total**	80,100

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	06/18/2018
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3115P0253 (08/03)		
Reference 2	R-08-001/D 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		39,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2001	484	C 100	17,998	Avg.	89%	100%	100%	16,018
						Outbuilding Total			16,018

Accpt Land	39,500	**Accepted Bldg**	16,000	**Total**	55,500

Map/Lot: R02-049
Account: 291 Card: 1 of 1 Location: 188 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/16/2001
Sale Price	29,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2763P0268 B4591P0085 B4640P0081		
Reference 2	R-02-049/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00					Land Total	74,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	2002	16X76	D 100	104,652	Avg-	74%	100%	100%	77,181
Wood Deck	2003	100	C 100	1,462	Avg.	90%	100%	100%	1,316
Frame Shed	2003	196	C 100	1,500	Avg.	90%	100%	100%	1,350
1,216 SFLA							Outbuilding Total		79,847

Accpt Land	74,500	**Accepted Bldg**	79,800	**Total**	154,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2442P0187 B4172P0115 B4292P0254
Reference 2	R-05-072/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	300%	Neighborho	131,250
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00					Land Total	150,625

Dwelling Description **Replacement Cost New**

Log	One Story	960 Sqft	Grade B 95	Base	134,361
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-17,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,981
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,234
FirePlaces	1			Fireplace	6,972
Insulation	None			Insulation	-1,862
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	117,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	76,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	104	B 95	3,189	Avg.	65%	100%	100%	2,073
Open Frame Porch	1940	328	B 95	9,384	Avg.	65%	100%	100%	6,100
Wood Deck	1940	120	B 95	1,876	Avg.	65%	100%	100%	1,219
Frame Shed	1940	380	D 100	2,500	Fair	42%	100%	100%	1,050
Wood Deck	1940	30	B 95	622	Avg.	65%	100%	100%	404
960 SFLA						Outbuilding Total			10,846

Accpt Land	150,600	Accepted Bldg	86,900	Total	237,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/21/2017
Sale Price	77,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2005P0229		
Reference 2	R-05-116/10 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.75	Acres-Rear Land 1-10	2,500.00	6,875	100%		6,875
Total Acres 3.75				Land Total		82,032

Accpt Land	82,000	**Accepted Bldg**	0	**Total**	82,000

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/18/2002
Sale Price	28,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B2950P0239 B4010P0110		
Reference 2	R-05-116/11 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	40%	Neighborho	137,500
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
1.58	Acres-Waterfront Rear	16,250.00	25,675	100%		25,675
Total Acres 2.58					Land Total	197,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,260 Sqft	Grade B 105	Base	233,893
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade B	Basement Gar	None	Fin Bsmt	50,814
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	18,861
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	303,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	279,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	84	B 105	2,914	Avg.	92%	100%	100%	2,681
Open Frame Porch	2013	180	B 105	5,848	Avg.	92%	100%	100%	5,380
Wood Deck	2013	264	B 105	4,291	Avg.	92%	100%	100%	3,948
1.50 ST GARAGE..	2013	672	B 105	60,024	Avg.	92%	100%	100%	55,222
PIER.....	2020	120	C 100	1,272	Avg.	92%	50%	100%	585
FLOAT & RAMP....	2020	1	C 100	5,300	Avg.	92%	50%	100%	2,438
WHARF.....	2020	120	C 100	1,908	Avg.	92%	50%	100%	878
1,890 SFLA						Outbuilding Total			71,132

Accpt Land	197,600	**Accepted Bldg**	350,400	**Total**	548,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/24/2022
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2273P0123		
Reference 2	U-03-007/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70				Land Total		153,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	468 Sqft	Grade C 100	Base	83,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	2003	TYPICAL	TYPICAL	Average	Typical	83,416

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	59,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	128	C 100	1,820	Avg.	91%	100%	100%	1,656
936 SFLA						Outbuilding Total			1,656

Accpt Land	153,000	Accepted Bldg	60,900	Total	213,900

Name: FEENEY, SUSAN C
FEENEY, CHRISTOPHER J
Map/Lot: U01-020
Account: 1153 Card: 1 of 1 Location: 18 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/14/2023
Sale Price	572,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0629P0396 B4072P301
Reference 2	U-01-020/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.33	Acres-Influence W Size Adj	21,875.00	7,219	100%		7,219
Total Acres 0.33					Land Total	225,969

Dwelling Description **Replacement Cost New**

Colonial	Two Story	768 Sqft	Grade B 100	Base	176,625
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	1/2 Finished			Attic	7,255
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1891	0	TYPICAL	TYPICAL	Good	Typical	188,779

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	151,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1891	280	B 100	31,826	Good	80%	100%	100%	25,461
ONE STORY FRAME	1960	75	B 100	6,766	Good	80%	100%	100%	5,413
Frame Shed	1920	234	D 100	1,540	Poor	25%	100%	100%	385
2,031 SFLA							Outbuilding Total		31,259

Accpt Land	226,000	**Accepted Bldg**	182,300	**Total**	408,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/13/2023
Sale Price	264,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2792P0022		
Reference 2	U-02-076/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.21	Acres-HS Size Adj	13,750.00	2,888	100%		2,888
Total Acres 0.21				Land Total		140,388

Dwelling Description **Replacement Cost New**

Multi Family	Two Story	660 Sqft	Grade B 95	Base	128,519
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	18,616
Attic	Full Finished			Attic	12,527
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	159,662

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	92%	100%	95,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	72	B 95	2,304	Avg.	65%	100%	100%	1,498
2S Fr Bay Window	1850	12	B 95	1,675	Avg.	65%	92%	100%	1,002
2S Fr Bay Window	1850	12	B 95	1,675	Avg.	65%	92%	100%	1,002
Wood Deck	1850	174	C 100	2,406	Avg.	65%	100%	100%	1,564
1 Story/BASEMENT	1850	520	B 95	52,614	Avg.	65%	92%	100%	31,463
Unfinished Attic	1850	520	B 95	3,096	Avg.	65%	100%	100%	2,012
1,888 SFLA						Outbuilding Total			38,541

Accpt Land	140,400	Accepted Bldg	134,000	Total	274,400

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/24/2020
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2189P0214		
Reference 2	U-01-053/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.13	Acres-HS Size Adj	13,750.00	1,788	100%		1,788
Total Acres 0.13				Land Total		139,288

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,178 Sqft	Grade B 95	Base	143,367
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-11,993
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Forced Warm	Cooling	0% None	Heat	-2,570
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	Floor & Stairs			Attic	2,741
FirePlaces	1			Fireplace	6,972
Insulation	Minimal			Insulation	-2,284
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	TYPICAL	TYPICAL	Below Average	Typical	140,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	80,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	320	B 95	2,674	Avg-	57%	100%	100%	1,524
Finished Attic	1900	128	B 95	2,808	Avg-	57%	100%	100%	1,601
Wood Deck	1980	200	C 100	2,738	Avg.	79%	100%	100%	2,163
UA/Fr/B	1780	192	B 95	20,738	Avg-	57%	100%	100%	11,821
ONE STORY FRAME	1900	128	B 95	10,970	Avg-	57%	100%	100%	6,253
1,357 SFLA						Outbuilding Total			23,362

Accpt Land	139,300	**Accepted Bldg**	103,700	**Total**	243,000

Neighborhood	SOUTHEAST
Zoning/Use	INDUSTRIAL-OLD FERRY RD
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	B3339P0011 (08/04)
Reference 2	R-8-6/3
Tran/Land/Bldg	0 3 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
0.69	Acres-Industrial 1-20	4,750.00	3,278	100%		3,278
Total Acres 1.69				Land Total		50,953

Accpt Land 51,000 **Accepted Bldg** 0 **Total** 51,000

Neighborhood	SOUTHEAST
Zoning/Use	INDUSTRIAL-OLD FERRY RD
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	B3339P011 (08/04)
Reference 2	R-8-6/4
Tran/Land/Bldg	0 3 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
2.19	Acres-Industrial 1-20	4,750.00	10,403	100%		10,403
Total Acres 3.19				Land Total		58,078

Accpt Land 58,100 **Accepted Bldg** 0 **Total** 58,100

Neighborhood	YOUNG'S POINT W/O WATER
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/26/2023
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4702P0158		
Reference 2	R-09-008/04 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	118,750	118,750	100%		118,750
1.00	Acres-HS Size Adj	11,875.00	11,875	100%		11,875
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	132,125

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	190,989
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	806 Sqft, Grade B	Basement Gar	None	Fin Bsmt	51,595
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	3,241
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	16,330
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Above Average	Typical	262,155

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	246,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1997	720	B 100	57,632	Avg+	94%	100%	100%	54,174
1.75 Story/BSMT	1997	384	B 100	56,475	Avg+	94%	100%	100%	53,086
Wood Deck	1997	231	B 100	3,602	Avg+	94%	100%	100%	3,386
Encl Frame Porch	2007	168	B 100	8,404	Avg+	94%	100%	100%	7,900
2,436 SFLA							Outbuilding Total		118,546

Accpt Land	132,100	**Accepted Bldg**	365,000	**Total**	497,100

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/24/2010
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4255P0183		
Reference 2	U-03-020-A		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.06	Acres-Rear Land 1-10	2,500.00	2,650	100%		2,650
Total Acres 2.06				Land Total		153,900

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 105	Base	158,750
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	2010	TYPICAL	TYPICAL	Above Average	Typical	163,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	122,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1935	484	C 100	17,998	Fair	42%	100%	100%	7,559
1,638 SFLA						Outbuilding Total			7,559

Accpt Land	153,900	**Accepted Bldg**	130,000	**Total**	283,900

Name: FINLAY, RONALD F J/T
FINLAY, SUSAN
Map/Lot: U06-021
Account: 1525 Card: 1 of 1 Location: 103 BATH ROAD

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/20/2007
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3883P0067		
Reference 2	U-06-021/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	95%		130,625
0.88	Acres-HS Size Adj	13,750.00	12,100	100%		12,100
Total Acres 0.88					Land Total	142,725

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	448 Sqft	Grade B 95	Base	95,961
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Floor & Stairs			Attic	1,043
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Fair	Typical	100,107

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	42%	100%	90%	37,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
UA/Fr/B	1890	384	B 95	41,476	Fair	42%	100%	90%	15,678
Open Frame Porch	1890	182	B 95	5,346	Fair	42%	100%	90%	2,021
Open Frame Porch	1890	48	B 95	1,640	Fair	42%	100%	90%	620
Frame Garage	1950	462	C 100	17,370	Fair	42%	100%	90%	6,566
Frame Shed	1950	336	C 100	2,570	Avg-	57%	100%	90%	1,319
Frame Shed	1950	231	D 100	1,520	Fair	42%	100%	90%	574
BSMT ENTRY.....	1890	30	B 95	501	Fair	42%	100%	90%	189
2 Story/BASEMENT	48	0	B 95	0	Fair	42%	100%	90%	0
896 SFLA							Outbuilding Total		26,967

Accpt Land	142,700	**Accepted Bldg**	64,800	**Total**	207,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B2410P0339
Reference 2	U-01-165/00
Tran/Land/Bldg	0 7 14
FARM LAND	0 OPEN SPACE 0
Exemption(s)	10 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.25	Acres-HS Size Adj	13,750.00	3,438	100%		3,438
Total Acres 0.25				Land Total		140,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CHURCH AV.....	1860	8519	A 100	2,121,560	Avg.	65%	100%	100%	1,379,014
UNF. BASEMENT	1860	2806	A 100	45,157	Avg.	65%	100%	100%	29,352
Open Frame Porch	1860	322	A 100	11,306	Avg.	65%	0%	100%	0
Wood Deck	1990	55	A 100	1,191	Avg.	84%	0%	100%	0
BSMT FINISHED...	1900	2349	A 100	168,162	Avg.	65%	0%	100%	0
COAL SILO.....	1990	1015	A 100	1,443	Avg.	84%	0%	100%	0
BSMT FINISHED...	1990	1015	A 100	72,662	Avg.	84%	0%	100%	0
Wood Deck	2005	56	A 100	1,208	Avg.	91%	0%	100%	0
						Outbuilding Total			1,408,366

Accpt Land 140,900 **Accepted Bldg** 1,408,400 **Total** 1,549,300

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Below Street
Utilities	All Public
Street	Paved

Reference 1	B1429P0037		
Reference 2	U-05-021/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	180%	Neighborho	85,838
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.03	Acres-Commercial Prime	52,500.00	54,075	100%		54,075
Total Acres 2.03					Land Total	144,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT BANK.....	1988	2376	B 110	155,609	Avg.	83%	150%	100%	193,732
BANK WD AV.....	0	2376	B 110	289,883	Avg.	65%	150%	100%	282,636
BANK WD AV.....	0	950	B 110	126,206	Avg.	65%	150%	100%	123,051
Open Frame Porch	0	28	B 110	1,259	Avg.	65%	150%	100%	1,227
Open Frame Porch	0	24	B 110	1,131	Avg.	65%	150%	100%	1,102
CANOPY GD.....	0	384	B 110	11,900	Avg.	65%	150%	100%	11,602
PAVING.....	0	15000	C 100	31,800	Avg.	65%	50%	100%	10,335
							Outbuilding Total		623,685

Accpt Land	144,700	**Accepted Bldg**	623,700	**Total**	768,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Reference 1	B1335P0011
Reference 2	U-01-123/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.42	Acres-HS Size Adj	13,750.00	5,775	100%		5,775
Total Acres 0.42				Land Total		143,275

Dwelling Description				**Replacement Cost New**	
Conventional	Two Story	414 Sqft	Grade C 105	Base	79,030
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-5,401
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	Floor & Stairs			Attic	926
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,543
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	OLD TYPE	TYPICAL	Average	Typical	75,994

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	49,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1870	336	C 105	39,866	Avg.	65%	100%	100%	25,913
Frame Shed	1870	480	C 105	3,856	Avg.	65%	100%	100%	2,506
Res. Greenhouse	1970	119	D 100	6,922	Fair	52%	100%	100%	3,599
Frame Garage	1940	308	C 100	12,985	Fair	42%	100%	100%	5,454
Open Frame Porch	1870	128	C 105	3,702	Avg.	65%	100%	100%	2,406
Frame Bay Window	1870	18	C 105	1,482	Avg.	65%	100%	100%	963
Wood Deck	1999	216	C 100	2,941	Avg.	88%	100%	100%	2,588
Frame Shed	1870	32	C 105	258	Avg.	65%	100%	100%	168
1,350 SFLA						Outbuilding Total			43,597

Accpt Land	143,300	**Accepted Bldg**	93,000	**Total**	236,300

Map/Lot: R07-082-D
Account: 1035 Card: 1 of 1 Location: 50 OLD STAGE ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	03/06/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1866P0187 B4638 P0061		
Reference 2	R-07-082/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.33	R 20+-Rear 20+	625.00	206	100%		206
Total Acres 1.33				Land Total		41,456

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 100	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	117,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	102,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1994	120	C 100	918	Avg.	87%	100%	100%	799
AB.GR. POOL.....	1994	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Open Frame Porch	1999	72	D 100	1,814	Avg-	78%	100%	100%	1,415
Open Frame Porch	1994	16	C 100	691	Avg.	87%	100%	100%	601
Wood Deck	1994	128	C 100	1,820	Avg.	86%	100%	100%	1,565
1,008 SFLA						Outbuilding Total			5,618

Accpt Land	41,500	**Accepted Bldg**	108,200	**Total**	149,700

Map/Lot: R05-003
Account: 558 Card: 1 of 1 Location: 34 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/10/2014
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4749P0312		
Reference 2	R-05-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.42	Acres-HS Size Adj	4,375.00	1,838	100%		1,838
Total Acres 0.42				Land Total		45,588

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,073 Sqft	Grade C 105	Base	131,783
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,400
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Average	Typical	140,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	100,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1955	168	C 105	16,336	Avg.	71%	100%	100%	11,599
Wood Deck	1986	84	C 105	1,321	Avg.	71%	100%	100%	938
1,241 SFLA						Outbuilding Total			12,537

Accpt Land	45,600	**Accepted Bldg**	112,600	**Total**	158,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/06/2018
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1036P0214		
Reference 2	U-12-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
8.00	Acres-Rear Land 1-10	2,500.00	20,000	100%		20,000
Total Acres 9.00				Land Total		65,375

Dwelling Description **Replacement Cost New**

Conventional	One Story	1,060 Sqft	Grade B 95	Base	131,586
Exterior	CLAPBOARD	Masonry Trim	1,019Sqft	Trim	5,928
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-206
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Above Average	Typical	137,308

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	102,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	1935	84	C 100	1,154	Avg.	65%	100%	100%	750
Encl Frame Porch	1935	40	B 95	2,275	Avg+	75%	100%	100%	1,706
Patio	1960	234	D 100	2,085	Avg.	69%	100%	100%	1,439
Frame Shed	1935	228	D 100	1,500	Fair	42%	100%	100%	630
1.75 ST BARN....	1920	1711	C 100	100,724	Fair	42%	100%	100%	42,304
Encl Frame Porch	1935	77	B 95	3,926	Avg-	57%	100%	100%	2,238
Frame Garage	2011	324	B 95	14,684	Avg.	92%	100%	100%	13,509
1,060 SFLA						Outbuilding Total			62,576

Accpt Land	65,400	**Accepted Bldg**	165,600	**Total**	231,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2014P0108 B3805P0048
Reference 2	R-05-058/H0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	53,125

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 95	Base	182,274
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-7,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,654
Attic	1/2 Finished			Attic	8,614
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	188,320

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	89%	100%	95%	159,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1999	299	D 100	1,968	Poor	55%	100%	95%	1,028
Frame Shed	1999	252	D 100	1,658	Poor	55%	100%	95%	866
Frame Shed	2014			- - - - S O U N D V A L U E - - - -					800
Frame Shed	1999	96	D 100	632	Fair	68%	100%	95%	408
Wood Deck	2000	240	D 100	2,792	Avg.	89%	100%	95%	2,361
Wood Deck	2000	80	D 100	1,039	Avg.	89%	100%	95%	879
Wood Deck	2000	32	D 100	511	Avg.	89%	100%	95%	432
Unfinished Attic	2010	840	C 100	4,578	Avg.	92%	100%	95%	4,001
Frame Garage	2010	840	C 100	28,134	Avg.	92%	100%	95%	24,589
ONE STORY FRAME 1,652 SFLA	2010	56	C 100	4,394	Avg.	92%	100%	95%	3,840
							Outbuilding Total		39,204

Accpt Land	53,100	Accepted Bldg	198,400	Total	251,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/01/1988
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B1477P0279 B4300P0216		
Reference 2	R-06-025/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	55%	Restrictio	24,750
1.00	Acres-HS Size Adj	4,500.00	4,500	55%	Restrictio	2,475
10.00	Acres-Rear Land 1-10	2,500.00	25,000	55%	Restrictio	13,750
10.00	Acres-Rear Land 11-20	1,250.00	12,500	55%	Restrictio	6,875
7.00	R 20+-Rear 20+	625.00	4,375	55%	Restrictio	2,406
Total Acres 28.00					Land Total	50,256

Accpt Land	50,300	**Accepted Bldg**	0	**Total**	50,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	All Public
Street	Paved
Reference 1	B1429P0055
Reference 2	R-06-025/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	50,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 105	Base	127,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	720 Sqft, Grade D	Basement Gar	None	Fin Bsmt	34,467
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,330
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	156,867

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	127,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2007	200	C 100	2,738	Avg.	92%	100%	100%	2,519
Frame Garage	1979	480	C 100	17,884	Avg.	78%	100%	100%	13,950
Frame Shed	1979	160	D 100	1,052	Avg-	69%	100%	100%	726
Open Frame Porch	2017	140	C 100	3,830	Avg.	92%	100%	100%	3,524
1,040 SFLA							Outbuilding Total		20,719

Accpt Land	50,000	Accepted Bldg	147,800	Total	197,800

Name: FLANDERS, EDITH ANN
FLANDERS, GARY & LINDA F. SMITH
Map/Lot: U02-027
Account: 1339 Card: 1 of 1 Location: 84 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/01/2004
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1539P0208		
Reference 2	U-02-027/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	95%		130,625
0.21	Acres-HS Size Adj	13,750.00	2,888	100%		2,888
Total Acres 0.21				Land Total		133,513

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	800 Sqft	Grade B 95	Base	174,786
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,715
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-310
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1993	GOOD	TYPICAL	Average	Typical	176,415

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	114,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1840	266	B 95	7,669	Avg.	65%	100%	100%	4,985
1 Story/BASEMENT	1993	400	B 95	40,471	Avg.	65%	100%	100%	26,306
Wood Deck	1980	200	C 100	2,738	Avg.	79%	100%	100%	2,163
Frame Shed	1972	64	D 100	421	Avg-	66%	100%	100%	278
2,000 SFLA						Outbuilding Total			33,732

Accpt Land	133,500	**Accepted Bldg**	148,400	**Total**	281,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/05/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4252P0277		
Reference 2	R-05-125/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	50%		93,750
1.00	Acres-Influence W Size Adj	18,750.00	18,750	50%		9,375
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	104,625

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	760 Sqft	Grade C 100	Base	149,007
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	151,847

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	139,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2010	320	C 100	13,328	Avg.	92%	100%	100%	12,262
Open Frame Porch	2010	176	C 100	4,741	Avg.	92%	100%	100%	4,362
Wood Deck	2010	408	C 105	5,659	Avg.	92%	100%	100%	5,206
Wood Deck	2010	192	C 105	2,768	Avg.	92%	100%	100%	2,547
1,520 SFLA						Outbuilding Total			24,377

Accpt Land	104,600	**Accepted Bldg**	164,100	**Total**	268,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/13/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1183P0059 B4471P0137		
Reference 2	R-04-012/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	38,525

Dwelling Description

Colonial	Two Story	768 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	164,504
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,191
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2002	TYPICAL	TYPICAL	Average	Typical	149,797

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	122,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1982	180	B 95	15,428	Avg.	80%	100%	100%	12,342
Frame Garage	1982	1276	B 95	44,300	Avg.	80%	100%	100%	35,440
ONE STORY FRAME	2002	408	B 95	34,969	Avg.	90%	100%	100%	31,472
Frame Shed	2003	160	C 100	1,224	Avg.	90%	100%	100%	1,102
2,124 SFLA						Outbuilding Total			80,356

Accpt Land	38,500	**Accepted Bldg**	203,200	**Total**	241,700

Map/Lot: U21-009-001-B04
Account: 2337 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT B4

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/29/2020
Sale Price	33,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3423P0124 (01/05)		
Reference 2	HANGAR UNIT B4		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B2443P0020
Reference 2	U-09-001/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.15	Acres-Rear Land 1-10	2,500.00	10,375	100%		10,375
Total Acres 5.15					Land Total	55,750

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade B 95	Base	129,600
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	OLD TYPE	Old Type	Below Average	Typical	132,703

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	75,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1900	480	B 95	51,831	Avg-	57%	100%	100%	29,544
Frame Shed	1900	350	D 100	2,302	Fair	42%	100%	100%	967
Frame Shed	1960	150	D 100	986	Avg-	61%	100%	100%	601
Frame Shed	1940	312	D 100	2,052	Fair	42%	100%	100%	862
Wood Deck	2006	48	B 100	920	Avg.	92%	100%	100%	846
Frame Shed	1970	480	C 100	3,672	Avg.	74%	100%	100%	2,717
STORE FRAME.....	1970	480	C 100	48,178	Avg.	74%	100%	100%	35,652
Frame Garage	1980	480	C 100	17,884	Avg-	70%	100%	100%	12,519
1,980 SFLA							Outbuilding Total		83,708

Accpt Land 55,800 **Accepted Bldg** 159,300 **Total** 215,100

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	LevelRolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/05/2023
Sale Price	600,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4672P0084		
Reference 2	U-01-022/00 0000000000		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.16	Acres-Influence W Size Adj	21,875.00	3,500	100%		3,500
Total Acres 0.16					Land Total	222,250

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	957 Sqft	Grade B 100	Base	172,572
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	GOOD	TYPICAL	Good	Typical	184,003

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	147,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	286	B 100	25,801	Good	80%	100%	100%	20,641
Finished Attic	1820	286	B 100	6,602	Good	80%	100%	100%	5,282
ONE STORY FRAME	1820	104	B 100	9,382	Good	80%	100%	100%	7,506
Patio	1900	400	B 100	4,615	Avg.	65%	100%	100%	3,000
1,940 SFLA							Outbuilding Total		36,429

Accpt Land	222,300	**Accepted Bldg**	183,600	**Total**	405,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/12/2017
Sale Price	339,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4072P0308 B4525P0216 B4525P0219		
Reference 2	R05-106-C		
Tran/Land/Bldg	0 1 11		
FARM LAND	2006	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
4.56	PAST -PASTURE 1	406.25	1,853	100%		1,853
Total Acres 6.66					Land Total	52,728

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	672 Sqft	Grade B 100	Base	127,326
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Good	Typical	139,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	129,795

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1988	308	B 100	32,804	Avg.	83%	100%	100%	27,227
ONE STORY FRAME	1988	160	B 100	14,435	Avg.	83%	100%	100%	11,981
Encl Frame Porch	1988	80	B 100	4,272	Avg.	83%	100%	100%	3,546
Open Frame Porch	1988	96	B 100	3,124	Avg.	83%	100%	100%	2,593
Frame Garage	1988	264	B 100	13,492	Avg.	83%	100%	100%	11,198
1,644 SFLA						Outbuilding Total			56,545

Accpt Land	52,700	**Accepted Bldg**	186,300	**Total**	239,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/12/2017
Sale Price	339,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4072P0308 B4525P0216 B4525P0219		
Reference 2	R05-106-C		
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST BARN.....	2004	960	B 100	35,091	Avg.	91%	100%	100%	31,933
Frame Shed	2004	192	B 100	1,689	Avg.	91%	100%	100%	1,537
Wood Deck	2004	96	B 100	1,622	Avg.	91%	100%	100%	1,476
2S Frame Shed	2006	384	B 100	5,912	Avg.	92%	100%	100%	5,439
Frame Garage	1988	240	C 100	11,049	Avg.	83%	100%	100%	9,171
3/4S AD/GAR.....	1980	480	B 100	40,038	Avg.	79%	100%	100%	31,630
Open Frame Porch	2004	164	C 100	4,438	Avg.	91%	100%	100%	4,039
1,644 SFLA							Outbuilding Total		85,225

Accpt Land	0	**Accepted Bldg**	85,200	**Total**	85,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	52,700	186,300	239,000	52,700	186,300	239,000
2	0	85,200	85,200	0	85,200	85,200
TOTAL	52,700	271,500	324,200	52,700	271,500	324,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3694P0048
Reference 2	R-02-016/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40					Land Total	55,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,114 Sqft	Grade B 100	Base	251,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	256,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	235,588

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S BAY WIND/BSMT	2007	16	B 100	1,834	Avg.	92%	100%	100%	1,687
Wood Deck	2008	60	C 100	952	Avg.	92%	100%	100%	876
Open Frame Porch	2008	60	C 100	1,805	Avg.	92%	100%	100%	1,661
Frame Garage	2010	280	C 100	12,189	Avg.	92%	100%	100%	11,214
Frame Shed	2011	49	C 100	375	Avg.	92%	100%	100%	345
2,244 SFLA							Outbuilding Total		15,783

Accpt Land	55,500	Accepted Bldg	251,400	Total	306,900

Map/Lot: R07-033
Account: 962 Card: 1 of 1 Location: TWO BRIDGE ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Steep
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	03/01/1994
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1960P0255		
Reference 2	R-07-033/00 0000000000		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 15.00				Land Total		75,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2010	96	C 100	735	Avg.	92%	100%	100%	676
							Outbuilding Total		676

Accpt Land	75,400	**Accepted Bldg**	700	**Total**	76,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1178P0119
Reference 2	R-07-027/00 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.19	Acres-Rear Land 1-10	2,500.00	5,475	100%		5,475
Total Acres 3.19				Land Total		50,850

Accpt Land 50,900 **Accepted Bldg** 0 **Total** 50,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/1994
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1178P0119		
Reference 2	R-07-029/00 0000000000		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
5.50	Acres-Rear Land 1-10	2,500.00	13,750	100%		13,750
Total Acres 6.50				Land Total		59,125

Accpt Land	59,100	**Accepted Bldg**	0	**Total**	59,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1178P0119
Reference 2	R-07-034/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
24.00	R 20+-Rear 20+	625.00	15,000	100%		15,000
Total Acres 45.00					Land Total	97,875

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base	227,368
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	0% None	Heat	-5,305
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	TYPICAL	TYPICAL	Above Average	Typical	242,466

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	181,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1990	192	C 100	1,469	Avg.	84%	100%	100%	1,234
Open Frame Porch	1999	72	B 100	2,425	Avg.	88%	100%	100%	2,134
3/4S AD/GAR.....	1999	900	B 100	70,829	Avg+	75%	100%	100%	53,122
1 & 3/4 STORY FR	1999	288	B 100	37,665	Avg+	75%	100%	100%	28,249
2,604 SFLA						Outbuilding Total			84,739

Accpt Land	97,900	Accepted Bldg	266,600	Total	364,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1178P0119
Reference 2	R-07-036/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	90%	Restrictio	37,125
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.90	Acres-Rear Land 1-10	2,500.00	2,250	100%		2,250
Total Acres 1.90				Land Total		43,500

Accpt Land	43,500	**Accepted Bldg**	0	**Total**	43,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/27/2006
Sale Price	38,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3627P0007 (01/06)		
Reference 2	R-3-9/7		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.80	Acres-Rear Land 1-10	2,500.00	9,500	100%		9,500
Total Acres 4.80					Land Total	50,000

Dwelling Description **Replacement Cost New**

Colonial	Two Story	984 Sqft	Grade B 100	Base	226,301
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	239,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	220,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2007	156	C 100	14,448	Avg.	92%	100%	100%	13,292
1SFr Overhang	2007	36	C 100	2,824	Avg.	92%	100%	100%	2,598
Open Frame Porch	2008	192	C 100	5,146	Avg.	92%	100%	100%	4,734
Wood Deck	2008	100	C 100	1,462	Avg.	92%	100%	100%	1,345
2,160 SFLA						Outbuilding Total			21,969

Accpt Land	50,000	**Accepted Bldg**	242,400	**Total**	292,400

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	06/10/2016
Sale Price	158,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3163P0185 (10/03)		
Reference 2	R-01-045-F/1		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.20	Acres-Rear Land 1-10	2,500.00	13,000	100%		13,000
Total Acres 6.20					Land Total	62,500

Dwelling Description

Double Wide	One Story	1,904 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	136,807
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,851
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	144,322

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	131,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	144	C 100	2,024	Avg.	91%	100%	100%	1,842
Wood Deck	2004	96	C 100	1,411	Avg.	91%	100%	100%	1,284
Wood Deck	2004	96	C 100	1,411	Avg.	91%	100%	100%	1,284
1,904 SFLA							Outbuilding Total		4,410

Accpt Land	62,500	**Accepted Bldg**	135,700	**Total**	198,200

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/01/2000
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2613P0062
Reference 2	U-01-055/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.10	Acres-Influence W Size Adj	21,875.00	2,188	100%		2,188
Total Acres 0.10					Land Total	220,938

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	720 Sqft	Grade B 95	Base	129,600
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	TYPICAL	TYPICAL	Below Average	Typical	132,703

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	75,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1830	225	B 95	22,765	Avg-	57%	100%	100%	12,976
Encl Frame Porch	1830	32	B 95	1,919	Avg-	57%	100%	100%	1,094
Wood Deck	1988	200	C 100	2,738	Avg.	83%	100%	100%	2,273
Frame Garage	1920	300	D 100	10,971	Fair	42%	100%	100%	4,608
1,485 SFLA						Outbuilding Total			20,951

Accpt Land	220,900	**Accepted Bldg**	96,600	**Total**	317,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1533P0155
Reference 2	U-01-010/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.07	Acres-HS Size Adj	13,750.00	963	100%		963
Total Acres 0.07				Land Total		138,463

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade B 105	Base	189,397
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-7,142
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1994	TYPICAL	TYPICAL	Above Average	Typical	187,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	140,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	216	B 105	6,948	Avg+	75%	100%	100%	5,211
ONE STORY FRAME	2016	48	B 105	4,546	Avg.	92%	100%	100%	4,182
Frame Garage	2016	576	B 105	24,894	Avg.	92%	100%	100%	22,902
1,714 SFLA						Outbuilding Total			32,295

Accpt Land	138,500	Accepted Bldg	172,800	Total	311,300

Map/Lot: U07-016
Account: 1550 Card: 1 of 1 Location: 20 ROCKY RIDGE DRIVE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0693P0054
Reference 2	U-07-016/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.55	Acres-Rear Land 1-10	2,500.00	3,875	100%		3,875
Total Acres 2.55					Land Total	53,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 95	Base	168,479
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	183,208

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	142,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1972	110	B 95	9,429	Avg.	78%	100%	100%	7,355
Finished Attic	1972	110	B 95	2,412	Avg.	78%	100%	100%	1,881
ONE STORY FRAME	1992	184	B 95	15,770	Avg.	78%	100%	100%	12,301
1/2S AD/GAR.....	1972	576	B 95	35,352	Avg.	78%	100%	100%	27,575
Frame Shed	1972	368	D 100	2,421	Avg-	66%	100%	100%	1,598
Frame Shed	1972	184	D 100	1,210	Avg-	66%	100%	100%	799
Wood Deck	1992	54	B 95	958	Avg.	78%	100%	100%	747
ONE STORY FRAME	2008	384	B 100	34,644	Avg.	92%	100%	100%	31,872
Wood Deck	2011	77	B 95	1,278	Avg.	92%	100%	100%	1,176
2,360 SFLA							Outbuilding Total		85,304

Accpt Land 53,400 **Accepted Bldg** 228,200 **Total** 281,600

Map/Lot: U07-011-G
Account: 967 Card: 1 of 1 Location: 12 MICMAC DRIVE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/28/2014
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4760P0116		
Reference 2	U-07-011-G		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08				Land Total		49,700

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	174,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	160,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2020	280	D 100	3,231	Fair	72%	100%	100%	2,326
1,456 SFLA						Outbuilding Total			2,326

Accpt Land	49,700	**Accepted Bldg**	162,900	**Total**	212,600

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	09/03/2002
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2906P0297 (09/02)		
Reference 2	R-7-91/E		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	42,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,000 Sqft	Grade B 95	Base	176,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,750	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	176,470

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	158,823

Accpt Land	42,000	Accepted Bldg	158,800	Total	200,800

Map/Lot: R04-012-A
Account: 514 Card: 1 of 1 Location: 56 DORR ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/17/2004
Sale Price	177,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3396P0044 (11/04)		
Reference 2	R-04-012/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.19	Acres-Rear Land 1-10	2,500.00	2,975	100%		2,975
Total Acres 2.19					Land Total	41,475

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,060 Sqft	Grade C 100	Base	207,826
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,111
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-10,348
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	183,367

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	81%	90%	100%	133,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	120	C 100	9,414	Avg.	78%	100%	100%	7,343
Open Frame Porch	1979	184	C 100	4,944	Avg.	78%	100%	100%	3,856
Wood Deck	1979	144	C 100	2,024	Avg.	78%	100%	100%	1,579
2,240 SFLA							Outbuilding Total		12,778

Accpt Land	41,500	**Accepted Bldg**	146,500	**Total**	188,000

Map/Lot: R03-085-B
Account: 468 Card: 1 of 1 Location: 519 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/09/2022
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT A HUNT MILL SUBDIVISION PLAN		
Reference 2	R-03-085/B0 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	47,687.50	47,688	100%		47,688
1.00	Acres-Industrial Size Adj	4,750.00	4,750	100%		4,750
3.00	Acres-Industrial Prime	52,500.00	157,500	100%		157,500
1.50	Acres-Industrial 20+	2,125.00	3,188	100%		3,188
Total Acres 5.50				Land Total		213,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE WD....	2002	5040	D 100	201,789	Poor	57%	75%	100%	86,265
WAREHOUSE WD....	1960	3740	D 100	149,740	Poor	30%	75%	100%	33,692
WAREHOUSE WD....	2002	4250	D 100	170,160	Poor	57%	75%	100%	72,743
WAREHOUSE WD....	1960	3192	D 100	127,800	Poor	30%	75%	100%	28,755
WAREHOUSE WD....	2002	1850	D 100	74,070	Poor	57%	75%	100%	31,665
								Outbuilding Total	253,120

Accpt Land	213,100	**Accepted Bldg**	253,100	**Total**	466,200

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B0414P0527
Reference 2	R-04-023/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	50%	Access	12,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	50%	Access	6,250
Total Acres 20.00					Land Total	18,750

Accpt Land	18,800	**Accepted Bldg**	0	**Total**	18,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B0414P0527
Reference 2	R-04-025/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Rear Land 1-10	2,500.00	20,000	50%	Access	10,000
Total Acres 8.00					Land Total	10,000

Accpt Land	10,000	**Accepted Bldg**	0	**Total**	10,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1208P0297
Reference 2	U-02-083/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28					Land Total	106,975

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	928 Sqft	Grade B 100	Base	213,422
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-6,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	5			Fireplace	17,183
Insulation	Minimal			Insulation	-3,789
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	OLD TYPE	Old Type	Average	Typical	223,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	65%	90%	100%	130,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME 2,080 SFLA	1810	224	B 100	20,209	Avg.	65%	90%	100%	11,822
							Outbuilding Total		11,822

Accpt Land	107,000	Accepted Bldg	142,500	Total	249,500

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Above StreetSteep
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	02/18/2021
Sale Price	97,151
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4047P0213		
Reference 2	R-06-047/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
Total Acres 2.20				Land Total		44,250

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	960 Sqft	Grade C 105	Base	166,077
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,611
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	161,939

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	139,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	244	C 105	3,464	Avg.	86%	100%	100%	2,979
1,680 SFLA						Outbuilding Total			2,979

Accpt Land	44,300	**Accepted Bldg**	142,200	**Total**	186,500

Map/Lot: R01-009-A
Account: 2610 Card: 1 of 1 Location: 36 HIDDEN PASTURE LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Gravel

Sale Data

Sale Date	12/30/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4436P0313 B4479P0314		
Reference 2	R-01-009-A		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	Two Story	896 Sqft	Grade B 100	Base	187,330
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-7,316
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Above Average	Typical	184,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	179,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2013	192	B 100	9,529	Avg+	97%	100%	100%	9,243
Wood Deck	2013	50	C 100	825	Avg.	92%	100%	100%	759
Wood Deck	2013	240	C 100	3,248	Avg.	92%	100%	100%	2,988
1,792 SFLA							Outbuilding Total		12,990

Accpt Land	50,800	**Accepted Bldg**	192,400	**Total**	243,200

Map/Lot: R06-036-A
Account: 874 Card: 1 of 1 Location: 84 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1516P0325
Reference 2	R-06-036/A0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.43	Acres-Rear Land 1-10	2,500.00	1,075	100%		1,075
Total Acres 1.43				Land Total		50,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	1988	16X66	D 100	93,357	Avg-	42%	100%	100%	39,443
Wood Deck	2002	144	C 100	2,024	Avg.	90%	100%	100%	1,822
1,056 SFLA						Outbuilding Total			41,265

Accpt Land 50,600 **Accepted Bldg** 41,300 **Total** 91,900

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2002P0088
Reference 2	R-06-049/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.70	Acres-Rear Land 1-10	2,500.00	6,750	100%		6,750
Total Acres 3.70				Land Total		56,250

Accpt Land 56,300 **Accepted Bldg** 0 **Total** 56,300

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above StreetSteep
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1109P0144
Reference 2	U-05-017/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.41	Acres-Rear Land 1-10	2,500.00	1,025	100%		1,025
Total Acres 1.41				Land Total		50,525

Accpt Land 50,500 **Accepted Bldg** 0 **Total** 50,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Septic SystemDugwell/Lake
Street	Paved
Reference 1	B1109P0144
Reference 2	U-05-017/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.60	Acres-Rear Land 1-10	2,500.00	6,500	100%		6,500
Total Acres 3.60					Land Total	56,000

Dwelling Description — Replacement Cost New

Colonial	Two Story	760 Sqft	Grade B 95	Base	166,046
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-5,158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-5,527
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	OLD TYPE	TYPICAL	Fair	Typical	162,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	42%	80%	100%	54,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1860	72	B 95	3,702	Fair	42%	80%	100%	1,244
Frame Garage	1950	384	B 95	16,551	Fair	42%	80%	100%	5,561
1,520 SFLA							Outbuilding Total		6,805

Accpt Land	56,000	Accepted Bldg	61,300	Total	117,300

Map/Lot: U07-006
Account: 1535 Card: 1 of 1 Location: 172 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/31/2018
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Agent
Validity	Related Parties

Reference 1	B1116P0272		
Reference 2	U-07-006/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29				Land Total		50,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2004	14X56	D 100	71,019	Avg-	78%	50%	100%	27,786
Wood Deck	2012	48	C 100	800	Avg.	92%	100%	100%	736
Wood Deck	2012	48	C 100	800	Avg.	92%	100%	100%	736
Frame Shed	2018	192	C 100	1,469	Avg.	92%	100%	100%	1,351
784 SFLA						Outbuilding Total			30,609

Accpt Land	50,200	**Accepted Bldg**	30,600	**Total**	80,800

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1612P0298
Reference 2	R-05-122/A0 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
0.74	Acres-HS Size Adj	4,062.50	3,006	100%		3,006
Total Acres 0.74					Land Total	43,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1982	14X72	C 100	115,740	Avg-	40%	50%	100%	23,148
Wood Deck	1985	336	C 100	4,471	Avg.	81%	100%	100%	3,622
2S Frame Shed	1985	728	C 100	9,746	Avg.	81%	100%	100%	7,894
Frame Shed	1982	192	D 100	1,262	Fair	58%	100%	100%	732
1,008 SFLA							Outbuilding Total		35,396

Accpt Land 43,600 **Accepted Bldg** 35,400 **Total** 79,000

Neighborhood	RURAL NORTHEAST
Zoning/Use	RESIDENTIAL RES
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2098P0064
Reference 2	R-05-126/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
5.50	Acres-Rear Land 1-10	2,500.00	13,750	100%		13,750
Total Acres 6.50					Land Total	58,438

Dwelling Description **Replacement Cost New**

Conventional	Two Story	667 Sqft	Grade B 100	Base	139,452
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	13	HEARTH			
Bedrooms	7	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Floor & Stairs			Attic	1,634
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	159,051

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	90,659

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1900	598	B 100	87,948	Avg-	57%	100%	100%	50,130
ONE STORY FRAME	1900	384	B 100	34,644	Avg-	57%	100%	100%	19,747
ONE STORY FRAME	1900	252	B 100	22,735	Avg-	57%	100%	100%	12,959
1S AD/GAR.....	1900	588	B 100	57,515	Avg-	57%	100%	100%	32,784
Open Frame Porch	1900	224	B 100	6,850	Avg-	57%	100%	100%	3,904
Frame Shed	1900	448	D 100	2,948	Fair	42%	100%	100%	1,238
3,016 SFLA							Outbuilding Total		120,762

Accpt Land	58,400	**Accepted Bldg**	211,400	**Total**	269,800

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RES PROTEC RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2098P0064
Reference 2	R-05-126/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME 4,456 SFLA	1940	1440	C 100	112,968	Avg.	65%	100%	100%	73,429
						Outbuilding Total			73,429

Accpt Land	0	**Accepted Bldg**	73,400	**Total**	73,400

Name: FRANZEN, JR., RAYMOND W.
STEWART, REINE E

Map/Lot: R05-126-A

Account: 789

Location: 120 CLARKS POINT ROAD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	58,400	211,400	269,800	58,400	211,400	269,800
2	0	73,400	73,400	0	73,400	73,400
TOTAL	58,400	284,800	343,200	58,400	284,800	343,200

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Below Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/30/2016
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3884P0090		
Reference 2	U-17-003/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	10 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial 1-20	15,875.00	15,875	100%		15,875
Total Acres 2.00					Land Total	174,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1978	2652	C 100	176,426	Avg-	69%	100%	100%	121,734
Patio	1978	144	C 100	1,565	Avg.	78%	100%	100%	1,221
PAVING.....	1990	3700	C 100	7,844	Avg.	84%	50%	100%	3,294
								Outbuilding Total	126,249

Accpt Land	174,300	**Accepted Bldg**	126,200	**Total**	300,500

Map/Lot: R02-035
Account: 246 Card: 1 of 1 Location: DICKINSON ROAD

Neighborhood	RURAL WEST
Tree Growth	2013
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	04/03/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4508P0232		
Reference 2	R-02-035/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
11.00	Acres-Mixed Wood	393.00	4,323	100%		4,323
14.00	Acres-Hardwood	255.00	3,570	100%		3,570
2.00	Acres-Wasteland	75.00	150	100%		150
Total Acres 30.00					Land Total	62,543

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST BARN....	1920	999	D 100	53,082	Avg-	57%	50%	100%	15,128
1 ST BARN.....	0	555	D 100	16,472	Avg-	57%	50%	100%	4,694
Frame Shed	0	260	D 100	1,710	Poor	25%	25%	100%	107
								Outbuilding Total	19,929

Accpt Land	62,500	**Accepted Bldg**	19,900	**Total**	82,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1659P0157
Reference 2	R-05-078/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.85	Acres-HS Size Adj	4,375.00	3,719	100%		3,719
Total Acres 0.85				Land Total		47,469

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 100	Base	123,519
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	129,901

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	97,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1965	96	C 100	1,411	Avg.	75%	100%	100%	1,058
BSMT ENTRY.....	1965	40	C 100	612	Avg.	75%	100%	100%	459
Canopy	1965	64	C 100	902	Avg.	75%	100%	100%	676
1,056 SFLA						Outbuilding Total			2,193

Accpt Land	47,500	Accepted Bldg	99,600	Total	147,100

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1659P0157
Reference 2	R-05-079/00 0000000000
Tran/Land/Bldg	1 1 16
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		48,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	0	1400	C 100	98,995	Avg.	65%	100%	100%	64,347
						Outbuilding Total			64,347

Accpt Land	48,400	**Accepted Bldg**	64,300	**Total**	112,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/07/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4070P0037		
Reference 2	R-5-42/D		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.80	Acres-Rear Land 1-10	2,500.00	2,000	100%		2,000
Total Acres 1.80					Land Total	40,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2008	14X72	D 100	86,643	Avg.	90%	50%	100%	38,989
Frame Shed	1981	192	D 100	1,262	Avg.	79%	100%	100%	997
Frame Shed	1981	192	C 100	1,469	Avg.	79%	100%	100%	1,161
Wood Deck	2009	96	C 100	1,411	Avg.	92%	100%	100%	1,298
Frame Garage	2019	384	D 100	13,029	Avg.	92%	100%	100%	11,987
1,008 SFLA							Outbuilding Total		54,432

Accpt Land	40,500	**Accepted Bldg**	54,400	**Total**	94,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2445P0014
Reference 2	R-05-042/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.90	Acres-Rear Land 1-10	2,500.00	2,250	100%		2,250
Total Acres 1.90					Land Total	40,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	648 Sqft	Grade B 95	Base	114,353
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	117,456

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	101,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1991	160	B 95	7,626	Avg.	86%	100%	100%	6,558
1 Story/BASEMENT	1991	80	B 95	8,094	Avg.	86%	100%	100%	6,961
Wood Deck	1991	392	B 95	5,665	Avg.	86%	100%	100%	4,872
1.75 ST GARAGE..	1991	616	C 100	53,785	Avg.	84%	100%	100%	45,179
Frame Shed	1991	200	C 100	1,530	Avg.	84%	100%	100%	1,285
Frame Shed	2005	336	C 100	2,570	Avg.	91%	100%	100%	2,339
1 Story/BASEMENT	1991	432	B 95	43,710	Avg.	86%	100%	100%	37,591
1,646 SFLA						Outbuilding Total			104,785

Accpt Land	40,800	Accepted Bldg	205,800	Total	246,600

Map/Lot: R04-012-007
Account: 507 Card: 1 of 1 Location: 45 NORTHWOOD COURT

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	03/10/2017
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3296P0107 (05/04)		
Reference 2	R-04-012/07 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61				Land Total		40,025

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,260 Sqft	Grade B 95	Base	161,014
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	168,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	153,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	24	C 100	894	Avg.	91%	100%	100%	814
1 Story/BASEMENT	2004	152	C 100	14,078	Avg.	91%	100%	100%	12,811
Frame Garage	2004	1120	C 100	36,108	Avg.	91%	100%	100%	32,858
Wood Deck	2004	240	C 100	3,248	Avg.	91%	100%	100%	2,956
Encl Frame Porch	2006	312	B 95	14,404	Avg.	91%	100%	100%	13,108
Frame Shed	2006	144	B 95	1,202	Avg.	91%	100%	100%	1,094
1,412 SFLA						Outbuilding Total			63,641

Accpt Land	40,000	**Accepted Bldg**	217,200	**Total**	257,200

Map/Lot: U11-021-A
Account: 2697 Card: 1 of 1 Location: 277 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	02/20/2020
Sale Price	1,632,959
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.31	Acres-Commercial 1-20	15,875.00	4,921	100%		4,921
Total Acres 1.31					Land Total	163,296

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LC D DISCOUNT	2019	9100	C 100	561,976	Avg.	92%	100%	100%	517,018
PAVING.....	2019	11200	C 100	23,744	Avg.	92%	100%	100%	21,844
								Outbuilding Total	538,862

Accpt Land	163,300	**Accepted Bldg**	538,900	**Total**	702,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Gravel

Sale Data

Sale Date	06/30/2017
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0557P0251		
Reference 2	R-07-031/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 15.00				Land Total		75,375

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 95	Base	172,680
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-6,841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Minimal			Insulation	-2,932
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	0	TYPICAL	TYPICAL	Average	Typical	172,982

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	112,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1805	288	B 95	24,684	Avg.	65%	100%	100%	16,045
ONE STORY FRAME	1805	456	B 95	39,082	Avg.	65%	100%	100%	25,403
Encl Frame Porch	1805	24	B 95	1,562	Avg.	65%	100%	100%	1,015
Unfinished Attic	1805	456	B 95	2,715	Avg.	65%	100%	100%	1,765
Frame Garage	1970	576	C 100	20,616	Avg.	74%	100%	100%	15,256
Wood Deck	1990	168	C 100	2,330	Avg.	84%	100%	100%	1,957
Frame Shed	1805	119	B 95	994	Avg.	65%	100%	100%	646
1.50 ST BARN....	1900	3200	C 100	145,842	Avg.	65%	100%	100%	94,797
ONE STORY FRAME	1805	120	B 95	10,285	Avg.	65%	100%	100%	6,685
Frame Bay Window	1805	18	B 95	1,544	Avg.	65%	100%	100%	1,004
2,394 SFLA						Outbuilding Total			164,573

Accpt Land	75,400	**Accepted Bldg**	277,000	**Total**	352,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Gravel

Sale Data

Sale Date	06/30/2017
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0557P0251		
Reference 2	R-07-031/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME 2,524 SFLA	2021	130	B 100	11,729	Avg.	92%	100%	100%	10,791
						Outbuilding Total			10,791

Accpt Land	0	**Accepted Bldg**	10,800	**Total**	10,800

Name: FRYE, BRENT
FRYE, KALEIGH
Map/Lot: R07-031
Account: 960
Location: 86 TWO BRIDGE ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	75,400	277,000	352,400	75,400	277,000	352,400
2	0	10,800	10,800	0	10,800	10,800
TOTAL	75,400	287,800	363,200	75,400	287,800	363,200

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/21/2020
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B2128P0186		
Reference 2	R-03-083/00 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
5.97	Acres-Rear Land 1-10	2,500.00	14,925	100%		14,925
Total Acres 6.97				Land Total		53,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X73	C 100	117,045	Avg.	50%	50%	100%	29,261
Encl Frame Porch	1985	240	C 100	10,245	Avg.	81%	100%	100%	8,298
1.75 ST BARN....	1985	720	C 100	46,441	Avg.	81%	70%	100%	26,332
Frame Shed	1970	256	D 100	1,685	Avg.	74%	100%	100%	1,247
Frame Shed	1985	209	D 100	1,375	Avg.	81%	100%	100%	1,114
Open Frame Porch	2000	72	C 100	2,109	Avg.	89%	100%	100%	1,877
ONE STORY FRAME	2012	744	C 100	58,366	Avg.	92%	90%	100%	48,327
1,766 SFLA						Outbuilding Total			116,456

Accpt Land	53,400	**Accepted Bldg**	116,500	**Total**	169,900

Name: FURLONG, JIM
FURLONG, MARIE

Map/Lot: R04-002-012

Account: 32 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #12

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/20/2016
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	BILL OF SALE		
Reference 2	M-012	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1975	12X56	D 100	61,119	Poor	20%	50%	100%	6,112
MH OPEN PORCH...	1975	60	D 100	645	Poor	40%	50%	100%	129
MH OPEN PORCH...	1975	168	D 100	1,806	Poor	40%	50%	100%	361
Frame Shed	1975	140	D 100	921	Avg.	76%	100%	100%	700
672 SFLA							Outbuilding Total		7,302

Accpt Land	0	**Accepted Bldg**	7,300	**Total**	7,300

Map/Lot: U01-033
Account: 1166 Card: 1 of 1 Location: 111 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/13/2023
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3208P0155 (12/03)		
Reference 2	U-01-033/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.10	Acres-Commercial Size Adj	11,875.00	1,188	100%		1,188
Total Acres 0.10				Land Total		227,813

Dwelling Description **Replacement Cost New**

Conventional	One Story	480 Sqft	Grade B 100	Base	62,722
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	None	Fin Bsmt	38,297
Heating	50% Floor/Wall Unit	Cooling	0% None	Heat	-3,184
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-980
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1770	2008	None	TYPICAL	Below Average	Typical	100,121

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	57%	68%	100%	38,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1770	637	B 100	73,528	Avg+	75%	100%	100%	55,146
STORE FRAME.....	1770	372	B 100	42,940	Avg+	75%	100%	100%	32,205
Frame Shed	1990	152	B 100	1,338	Avg.	84%	100%	100%	1,124
STORE FRAME.....	1770	480	C 100	48,178	Avg-	57%	100%	100%	27,461
BSMT	1770	42	C 100	642	Avg.	65%	100%	100%	417
Wood Deck	2008	28	C 100	545	Avg.	92%	100%	100%	501
ONE STORY FRAME	2008	175	B 100	15,788	Avg.	92%	100%	100%	14,525
655 SFLA						Outbuilding Total			131,379

Accpt Land	227,800	**Accepted Bldg**	170,200	**Total**	398,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1072P0063
Reference 2	R-02-037/E0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.02	Acres-Rear Land 1-10	2,500.00	5,050	100%		5,050
Total Acres 3.02					Land Total	54,550

Dwelling Description — Replacement Cost New

Conventional	One & 3/4 Story	1,168 Sqft	Grade B 100	Base	216,965
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-8,345
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Good	Typical	195,638

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	178,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1982	280	B 100	25,261	Good	91%	100%	100%	22,988
Finished Attic	1982	280	B 100	6,465	Good	91%	100%	100%	5,883
3/4S AD/GAR.....	1982	440	B 100	37,105	Good	91%	100%	100%	33,766
Open Frame Porch	1982	40	B 100	1,494	Good	91%	100%	100%	1,360
Frame Shed	1982	168	C 100	1,285	Avg.	80%	100%	100%	1,028
Frame Shed	1982	126	C 100	964	Avg.	80%	100%	100%	771
Wood Deck	1999	144	C 100	2,024	Avg.	88%	100%	100%	1,781
Wood Deck	1999	108	C 100	1,565	Avg.	88%	100%	100%	1,377
Wood Deck	1999	60	C 100	952	Avg.	88%	100%	100%	838
2S Frame Garage	2004	616	C 110	35,905	Avg.	91%	100%	100%	32,674
2,436 SFLA							Outbuilding Total		102,466

Accpt Land 54,600 **Accepted Bldg** 280,500 **Total** 335,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1369P0018
Reference 2	R-07-069/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.66	Acres-Rear Land 1-10	2,500.00	4,150	100%		4,150
Total Acres 2.66				Land Total		45,400

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	127,730
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	127,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	93,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	192	C 100	1,469	Avg.	69%	100%	100%	1,014
1,092 SFLA						Outbuilding Total			1,014

Accpt Land	45,400	Accepted Bldg	94,300	Total	139,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B0919P0148
Reference 2	R-03-002/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
30.00	R 20+-Rear 20+	625.00	18,750	50%	Topography	9,375
Total Acres 50.00					Land Total	46,875

Accpt Land	46,900	**Accepted Bldg**	0	**Total**	46,900

Map/Lot: R04-010-A20
Account: 1940 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #20

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	04/01/2007
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	W-020	0000000000	
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	1997	16X76	D 100	104,652	Avg.	71%	50%	100%	37,127
Wood Deck	1999	96	D 100	1,214	Avg-	78%	100%	100%	947
1,216 SFLA							Outbuilding Total		38,074

Accpt Land	0	**Accepted Bldg**	38,100	**Total**	38,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1150P0248 B4731P0167
Reference 2	U-07-011/B0 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.89	Acres-Rear Land 1-10	2,500.00	4,725	100%		4,725
Total Acres 2.89					Land Total	54,225

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	768 Sqft	Grade C 105	Base	89,832
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,735
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	9,936
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	2012	TYPICAL	TYPICAL	Average	Typical	89,033

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	73,007

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1983	256	C 105	21,088	Avg.	82%	100%	100%	17,292
Frame Shed	1983	64	D 100	421	Avg.	80%	100%	100%	337
Frame Garage	1991	528	C 100	19,250	Avg.	84%	100%	100%	16,170
Frame Garage	2010	768	C 100	26,084	Avg.	92%	100%	100%	23,997
ONE STORY FRAME	2012	231	C 105	19,028	Avg.	92%	100%	100%	17,506
Open Frame Porch	2012	378	C 105	10,348	Avg.	92%	100%	100%	9,520
Frame Garage	2017	768	D 100	22,432	Avg.	92%	100%	100%	20,637
Frame Shed	2022	384	C 100	2,938	Avg.	92%	100%	100%	2,703
1,255 SFLA							Outbuilding Total		108,162

Accpt Land 54,200 **Accepted Bldg** 181,200 **Total** 235,400

Map/Lot: R05-039-002
Account: 615 Card: 1 of 1 Location: 107 FOWLE HILL ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/29/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4728P0111 RESERVED LIFE ESTATE
Reference 2	R-05-039/02 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05				Land Total		48,250

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,620 Sqft	Grade D 100	Base	116,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-23,493
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,473
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	94,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	88%	100%	95%	78,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	96	C 100	1,411	Avg.	87%	100%	95%	1,167
1,620 SFLA						Outbuilding Total			1,167

Accpt Land	48,300	**Accepted Bldg**	79,800	**Total**	128,100

Map/Lot: R05-039-003
Account: 616 Card: 1 of 1 Location: 105 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1642P0127
Reference 2	R-05-039/03 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.92	Acres-HS Size Adj	3,500.00	3,220	100%		3,220
Total Acres 0.92					Land Total	38,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	192	C 105	2,768	Avg.	88%	100%	100%	2,436
3/4S AD/GAR.....	1999	896	C 105	64,402	Avg.	88%	100%	100%	56,674
3/4S AD/GAR.....	2012	1120	C 105	79,396	Avg.	92%	100%	100%	73,044
Frame Shed	1999	96	C 100	735	Avg.	88%	100%	100%	647
								Outbuilding Total	132,801

Accpt Land 38,200 **Accepted Bldg** 132,800 **Total** 171,000

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/08/2018
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3674P0152		
Reference 2	R-07-020/03 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00				Land Total		394,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	925 Sqft	Grade C 100	Base	142,201
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	146,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	125,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	488	C 100	6,410	Avg.	86%	100%	100%	5,513
Wood Deck	2001	72	C 100	1,105	Avg.	86%	100%	100%	950
FLOAT & RAMP....	2001	253	C 100	5,300	Avg.	89%	50%	100%	2,358
Frame Garage	1994	280	C 100	12,189	Avg.	86%	100%	100%	10,483
Frame Garage	2002	960	C 100	31,551	Avg.	86%	100%	100%	27,134
Wood Deck	2012	80	D 100	1,039	Avg.	92%	100%	100%	956
1,388 SFLA						Outbuilding Total			47,394

Accpt Land	394,400	**Accepted Bldg**	173,400	**Total**	567,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	06/27/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3506P0064 B3629P0139 B4059P0149		
Reference 2	R-07-024/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	45,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2005	14X70	D 100	84,690	Avg-	81%	50%	100%	34,088
Wood Deck	2005	120	D 100	1,478	Avg-	81%	100%	100%	1,197
1.50 ST GARAGE..	2005	576	D 100	37,160	Fair	71%	50%	100%	13,192
Canopy	2006	240	D 100	2,678	Fair	71%	100%	100%	1,901
Frame Shed	2006	96	D 100	632	Fair	71%	100%	100%	449
Frame Shed	2006	240	D 100	1,579	Fair	71%	100%	100%	1,121
Wood Deck	2005	132	D 100	1,609	Fair	71%	100%	100%	1,142
980 SFLA							Outbuilding Total		53,090

Accpt Land	45,900	**Accepted Bldg**	53,100	**Total**	99,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/27/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3506P0064 B3629P0139 B4059P0149		
Reference 2	R-07-025/B0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.22	Acres-Rear Land 1-10	2,500.00	550	100%		550
Total Acres 1.22				Land Total		45,925

Accpt Land	45,900	**Accepted Bldg**	0	**Total**	45,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/08/2020
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3090P0068 (06/03)		
Reference 2	R-02-012/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.21	Acres-Rear Land 1-10	2,500.00	525	100%		525
Total Acres 1.21					Land Total	50,025

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	Base	73,791
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	73,791

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	47,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	299	C 100	23,456	Avg.	65%	100%	100%	15,246
ONE STORY FRAME	1940	336	C 100	26,359	Avg.	65%	100%	100%	17,133
Wood Deck	1940	222	C 100	3,018	Avg.	65%	100%	100%	1,962
1.50 ST GARAGE..	1980	896	D 100	55,791	Avg.	79%	100%	100%	44,075
Frame Shed	1980	144	D 100	948	Fair	57%	100%	100%	540
1,355 SFLA						Outbuilding Total			78,956

Accpt Land	50,000	**Accepted Bldg**	126,900	**Total**	176,900

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	1,400,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4043P0003		
Reference 2	U-04-022/00 0000000000		
Tran/Land/Bldg	8 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	238,750	238,750	110%	Corner/Loc	262,625
0.53	Acres-Franchise Size Adj	23,875.00	12,654	110%	Corner/Loc	13,919
Total Acres 0.53					Land Total	276,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CANOPY GD.....	2015	680	C 100	16,658	Avg.	92%	100%	100%	15,325
CONVENIENCE STORE	2004	4400	B 100	434,775	Avg.	91%	100%	100%	395,645
Open Frame Porch	2004	500	C 100	12,942	Avg.	91%	100%	100%	11,777
OFFICE MEZZ	2004	902	B 100	47,500	Avg.	91%	100%	100%	43,225
LOAD DOCK.....	2004	164	C 100	1,983	Avg.	91%	100%	100%	1,805
Wood Deck	2004	48	C 100	800	Avg.	91%	100%	100%	728
Wood Deck	2004	80	C 100	1,208	Avg.	91%	100%	100%	1,099
COOLER.....	2004	480	C 100	21,797	Avg.	91%	100%	100%	19,835
PAVING.....	2004	15000	C 100	31,800	Avg.	91%	50%	100%	14,469
MEZZANINE.....	2004	1298	B 100	22,389	Avg.	91%	100%	100%	20,374
							Outbuilding Total		524,282

Accpt Land	276,500	**Accepted Bldg**	524,300	**Total**	800,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/15/2010
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4288P0008		
Reference 2	R-03-015/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%		36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.13	Acres-Rear Land 1-10	2,500.00	2,825	100%		2,825
Total Acres 2.13					Land Total	43,325

Dwelling Description **Replacement Cost New**

Colonial	One & 1/2 Story	1,196 Sqft	Grade B 100	Base	232,585
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-8,545
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Above Average	Typical	227,306

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	193,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	352	B 100	16,375	Avg+	85%	100%	100%	13,919
Encl Frame Porch	2002	330	B 100	16,006	Avg.	90%	100%	100%	14,405
Wood Deck	1970	176	B 100	2,796	Avg+	85%	100%	100%	2,377
Wood Deck	1970	96	B 100	1,622	Avg+	85%	100%	100%	1,379
1,794 SFLA							Outbuilding Total		32,080

Accpt Land	43,300	**Accepted Bldg**	225,300	**Total**	268,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/12/2002
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2965P0020 B4808P0140		
Reference 2	R-02-009/00 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
38.60	R 20+-Rear 20+	625.00	24,125	100%		24,125
Total Acres 38.60				Land Total		24,125

Accpt Land	24,100	**Accepted Bldg**	0	**Total**	24,100

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/14/2017
Sale Price	163,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3428P0008 (01/05)		
Reference 2	U-02-062/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
1.00	Acres-Commercial Size Adj	11,875.00	11,875	100%		11,875
Total Acres 1.00				Land Total		238,500

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	760 Sqft	Grade B 100	Base	155,780
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	Floor & Stairs			Attic	1,862
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Above Average	Typical	168,247

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	126,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	260	B 100	38,230	Avg.	65%	100%	100%	24,850
Open Frame Porch	1880	10	B 100	621	Avg.	65%	100%	100%	404
ONE STORY FRAME	1880	340	B 100	30,674	Avg.	65%	100%	100%	19,938
Frame Bay Window	1880	55	B 100	4,962	Poor	25%	100%	100%	1,240
Frame Bay Window	2000	56	B 100	5,052	Poor	56%	100%	100%	2,829
Frame Shed	2017	96	C 100	735	Avg.	92%	100%	100%	676
Wood Deck	2018	144	C 100	2,024	Avg.	92%	100%	100%	1,862
1.50 ST GARAGE..	2020	624	B 100	53,429	Avg.	92%	100%	100%	49,155
2,491 SFLA						Outbuilding Total			100,954

Accpt Land	238,500	**Accepted Bldg**	227,100	**Total**	465,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below StreetLow
Utilities	All Public
Street	Private

Sale Data

Sale Date	11/10/2016
Sale Price	160,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4718P0137		
Reference 2	R-07-070/A4		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,026 Sqft	Grade B 95	Base	172,317
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	340 Sqft, Grade B	Basement Gar	None	Fin Bsmt	20,676
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Good	Typical	192,993

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	187,203

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2004	576	B 95	22,524	Good	97%	100%	100%	21,848
Wood Deck	2004	156	C 100	2,176	Good	97%	100%	100%	2,111
Wood Deck	2004	252	C 100	3,400	Good	97%	100%	100%	3,298
1,539 SFLA						Outbuilding Total			27,257

Accpt Land	41,300	**Accepted Bldg**	214,500	**Total**	255,800

Map/Lot: U05-022
Account: 1490 Card: 1 of 1 Location: 29 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/19/2012
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4612P0261		
Reference 2	U-05-022/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.51	Acres-Rear Land 1-10	2,500.00	1,275	100%		1,275
Total Acres 1.51					Land Total	86,775

Dwelling Description

Cape Cod	One & 3/4 Story	1,000 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	COMPOSITION	Masonry Trim	48Sqft	Base	169,605
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	268
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	179,556

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	72%	100%	95%	122,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1958	8	C 105	514	Avg.	72%	100%	95%	351
Open Frame Porch	1958	108	C 105	3,171	Avg.	72%	100%	95%	2,169
1 Story/BASEMENT	1958	302	C 105	29,368	Avg.	72%	100%	95%	20,088
Frame Garage	1958	576	C 105	21,648	Avg.	68%	100%	95%	13,985
Wood Deck	2004	108	C 105	1,644	Avg.	72%	100%	95%	1,125
2,052 SFLA							Outbuilding Total		37,718

Accpt Land	86,800	**Accepted Bldg**	160,500	**Total**	247,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	04/07/2017
Sale Price	197,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4505P0001		
Reference 2	U-23-027/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.67	Acres-HS Size Adj	3,750.00	2,513	100%		2,513
Total Acres 0.67				Land Total		40,013

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,144 Sqft	Grade B 95	Base	192,136
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,882
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	204,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	165,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	192	B 95	2,879	Avg.	81%	100%	100%	2,332
1SFr Overhang	1980	44	B 95	3,770	Avg.	81%	100%	100%	3,054
Frame Shed	2015	256	D 100	1,685	Avg.	92%	100%	100%	1,550
1,760 SFLA						Outbuilding Total			6,936

Accpt Land	40,000	**Accepted Bldg**	172,800	**Total**	212,800

Map/Lot: R05-024-E
Account: 2738 Card: 1 of 1 Location: 371 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18					Land Total	49,950

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	3,185 Sqft	Grade C 105	Base	514,114
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	4,778	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	518,587

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	50%	100%	238,550

Accpt Land 50,000 **Accepted Bldg** 238,600 **Total** 288,600

Map/Lot: R05-024
Account: 581 Card: 1 of 1 Location: 373 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/04/2013
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4739P0277		
Reference 2	R-05-024/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Topography	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	52,500

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1,648 Sqft	Grade B 100	Base	291,350
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	77,930
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	0	Plumbing	14,697
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	383,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	85%	100%	300,270

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2015	240	B 100	3,735	Avg.	92%	50%	100%	1,718
Frame Shed	2015	320	C 100	2,448	Avg.	92%	75%	100%	1,689
Wood Deck	2017	68	B 100	1,214	Avg.	92%	100%	100%	1,117
2,472 SFLA							Outbuilding Total		4,524

Accpt Land	52,500	**Accepted Bldg**	304,800	**Total**	357,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/24/2022
Sale Price	412,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B485P0091		
Reference 2	R-01-008/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.92	Acres-Rear Land 1-10	2,500.00	2,300	100%		2,300
Total Acres 1.92					Land Total	51,800

Dwelling Description **Replacement Cost New**

Log	One Story	1,038 Sqft	Grade B 95	Base	145,277
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	54,732
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	211,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	175,657

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1985	332	B 95	46,386	Avg.	81%	100%	100%	37,573
Frame Shed	1985	256	B 100	2,252	Avg.	81%	100%	100%	1,824
MH BASEMENT.....	1985	160	D 100	1,032	Avg.	81%	100%	100%	836
Frame Garage	1985	493	C 100	18,254	Avg.	81%	100%	100%	14,786
1 Story/BASEMENT	1985	272	B 100	28,969	Avg.	81%	100%	100%	23,465
Wood Deck	2006	44	C 100	749	Avg.	92%	100%	100%	689
AV POLE SHED....	1985	160	D 100	866	Avg.	81%	100%	100%	701
1,891 SFLA							Outbuilding Total		79,874

Accpt Land	51,800	**Accepted Bldg**	255,500	**Total**	307,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0789P0116
Reference 2	R-03-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.13	Acres-Rear Land 1-10	2,500.00	2,825	100%		2,825
Total Acres 2.13					Land Total	52,325

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	943 Sqft	Grade C 105	Base	110,302
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	767 Sqft, Grade C	Basement Gar	None	Fin Bsmt	44,829
Heating	100% Electric	Cooling	0% None	Heat	-3,515
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	154,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	119,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1971	34	C 105	2,801	Avg.	77%	100%	100%	2,157
Frame Shed	1975	560	D 100	3,684	Avg.	76%	100%	100%	2,800
1.50 ST GARAGE..	1988	672	C 100	49,710	Avg.	83%	100%	100%	41,259
Frame Shed	1988	192	D 100	1,262	Avg-	73%	100%	100%	921
Open Frame Porch	2019	192	E 100	3,809	Avg.	92%	50%	100%	1,752
Open Frame Porch	2022	80	D 100	1,988	Avg.	92%	100%	100%	1,829
977 SFLA							Outbuilding Total		50,718

Accpt Land	52,300	Accepted Bldg	169,800	Total	222,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/11/2021
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4274P0021		
Reference 2	U-04-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.30	Acres-HS Size Adj	3,500.00	1,050	100%		1,050
Total Acres 0.30				Land Total		36,050

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,046 Sqft	Grade C 100	Base	122,350
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,478
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	OLD TYPE	TYPICAL	Below Average	Typical	126,828

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	76,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	480	C 100	17,884	Avg.	74%	100%	100%	13,234
Frame Garage	1970	240	C 100	11,049	Avg-	60%	100%	100%	6,629
Frame Shed	1970	528	C 100	4,039	Avg.	74%	80%	100%	2,391
Frame Shed	1970	96	D 100	632	Fair	52%	100%	100%	329
Frame Shed	1980			- - - - S O U N D V A L U E - - - -					200
Open Frame Porch	1947	28	C 100	995	Avg-	60%	100%	100%	597
Unfin Basement	1947	576	C 100	2,880	Avg-	60%	100%	100%	1,728
1,046 SFLA						Outbuilding Total			25,108

Accpt Land	36,100	**Accepted Bldg**	101,200	**Total**	137,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/14/2020
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1894P0143 B3957P0107		
Reference 2	U-01-142/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15				Land Total		139,563

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,119 Sqft	Grade B 105	Base	270,216
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,859
Attic	Floor & Stairs			Attic	2,878
FirePlaces	4			Fireplace	15,458
Insulation	Capped Only			Insulation	-480
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1875	TYPICAL	TYPICAL	Average	Typical	294,931

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	191,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	1850	14	B 105	1,328	Avg.	65%	100%	100%	863
Open Frame Porch	1850	32	B 105	1,324	Avg.	65%	100%	100%	861
Open Frame Porch	1850	140	B 105	4,625	Avg.	65%	100%	100%	3,006
Open Frame Porch	1850	20	B 105	956	Avg.	65%	100%	100%	621
Open Frame Porch	1850	160	B 105	5,235	Avg.	65%	100%	100%	3,403
ONE STORY FRAME	1940	280	B 105	26,524	Avg.	65%	100%	100%	17,241
Open Frame Porch	1970	66	B 105	2,364	Avg.	65%	100%	100%	1,537
Frame Shed	1970	196	B 105	1,811	Avg.	65%	100%	100%	1,177
Frame Garage	1940	308	B 105	15,679	Avg.	65%	100%	100%	10,191
Frame Bay Window	1850	14	B 105	1,328	Avg.	65%	100%	100%	863
2,546 SFLA						Outbuilding Total			39,763

Accpt Land	139,600	**Accepted Bldg**	231,500	**Total**	371,100

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/14/2020
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1894P0143		
Reference 2	U-01-142/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	88	B 100	8,336	B Gr	65%	100%	100%	5,418
Canopy	1940	36	B 100	665	B Gr	65%	100%	100%	432
2,634 SFLA						Outbuilding Total			5,850

Accpt Land	0	**Accepted Bldg**	5,900	**Total**	5,900

Name: GAULD, SAMANTHA J
GUERRERO, GEORGE K

Map/Lot: U01-142

Account: 1281

Location: 228 MAIN STREET

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	139,600	231,500	371,100	139,600	231,500	371,100
2	0	5,900	5,900	0	5,900	5,900
TOTAL	139,600	237,400	377,000	139,600	237,400	377,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1483P0350
Reference 2	R-04-011/C0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04				Land Total		49,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1977	12X56	D 100	61,119	Poor	20%	15%	100%	1,834
MH ENC. PORCH...	1977	408	D 100	8,772	Poor	41%	50%	100%	1,798
Field Price	1990			- - - - S O U N D V A L U E - - - -					2,500
672 SFLA							Outbuilding Total		6,132

Accpt Land	49,600	**Accepted Bldg**	6,100	**Total**	55,700

Map/Lot: R02-037-G
Account: 256 Card: 1 of 1 Location: 136 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/06/2014
Sale Price	89,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4785P0193
Reference 2	R-02-037/G0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.44	Acres-Rear Land 1-10	2,500.00	1,100	100%		1,100
Total Acres 1.44				Land Total		50,600

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,312 Sqft	Grade C 105	Base	161,136
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	161,136

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	135,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	192	C 105	2,766	Avg.	84%	100%	100%	2,323
Frame Shed	1999	192	C 100	1,469	Avg.	88%	100%	100%	1,293
Encl Frame Porch	2004	160	C 105	7,330	Avg.	91%	100%	100%	6,670
1,312 SFLA						Outbuilding Total			10,286

Accpt Land	50,600	**Accepted Bldg**	145,600	**Total**	196,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/10/2022
Sale Price	387,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2952P0110 11/02		
Reference 2	U-01-131/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	80%		110,000
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14				Land Total		111,925

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	540 Sqft	Grade B 100	Base	97,376
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1784	0	Obsolete	Old Type	Average	Typical	109,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	65%	92%	100%	65,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1784	252	B 100	22,735	Avg.	65%	100%	100%	14,778
Unfinished Attic	1784	252	B 100	1,580	Avg.	65%	100%	100%	1,027
1 Story/BASEMENT	1784	314	B 100	33,442	Avg.	65%	100%	100%	21,737
Wood Deck	1980	176	B 100	2,796	Avg.	79%	100%	100%	2,209
Frame Shed	1940	252	D 100	1,658	Avg.	65%	100%	100%	1,078
Frame Shed	1940	432	C 100	3,305	Avg.	65%	100%	100%	2,148
Frame Garage	2009	484	C 100	17,998	Avg.	92%	100%	100%	16,558
ONE STORY FRAME	2009	16	C 100	1,255	Avg.	92%	100%	100%	1,155
1,392 SFLA						Outbuilding Total			60,690

Accpt Land	111,900	**Accepted Bldg**	126,200	**Total**	238,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved
Reference 1	B0781P0037
Reference 2	U-23-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.89	Acres-Rear Land 1-10	2,500.00	2,225	100%		2,225
Total Acres 1.89					Land Total	43,475

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	1,232 Sqft	Grade B 95	Base	239,152
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	10,859
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	256,983

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	200,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1972	1064	B 95	165,094	Avg.	78%	100%	100%	128,773
Frame Bay Window	1972	36	B 95	3,085	Avg.	78%	100%	100%	2,406
Wood Deck	1972	120	B 95	1,876	Avg.	78%	100%	100%	1,463
Frame Garage	1972	630	B 95	24,205	Avg.	78%	100%	100%	18,880
Frame Garage	1972	1350	C 100	42,656	Avg.	75%	100%	100%	31,992
Frame Shed	1972	270	C 100	2,065	Avg-	66%	100%	100%	1,363
Frame Shed	1972	64	D 100	421	Avg-	66%	100%	100%	278
Encl Frame Porch	2005	300	C 110	13,964	Avg.	91%	100%	100%	12,707
4,320 SFLA						Outbuilding Total			197,862

Accpt Land	43,500	Accepted Bldg	398,300	Total	441,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/31/2014
Sale Price	455,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4806P0122		
Reference 2	U-01-161/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.79	Acres-HS Size Adj	13,750.00	10,863	100%		10,863
Total Acres 0.79					Land Total	148,363

Dwelling Description

				Replacement Cost New	
Other	Two Story	1,104 Sqft	Grade A 105	Base	254,160
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	17	HEARTH			
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	19,979
Attic	None			Attic	0
FirePlaces	6			Fireplace	24,034
Insulation	Capped Only			Insulation	-551
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1804	0	TYPICAL	TYPICAL	Below Average	Typical	297,622

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	57%	90%	100%	152,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1804	308	A 105	40,135	Avg-	57%	90%	100%	20,589
2 Story/BASEMENT	1804	504	A 105	100,714	Avg-	57%	90%	100%	51,666
Open Frame Porch	1804	330	A 105	12,156	Avg-	57%	90%	100%	6,236
Encl Frame Porch	1804	126	A 105	7,869	Avg-	57%	90%	100%	4,037
TWO STORY FRAME	1999	678	C 100	86,691	Avg.	88%	100%	100%	76,288
1S AD/GAR.....	1999	440	C 100	38,486	Avg.	88%	100%	100%	33,868
Encl Frame Porch	1804	64	A 105	4,309	Avg-	57%	90%	100%	2,210
Swimming Pool	1982	1	C 100	7,224	Avg.	99%	100%	100%	7,152
ONE STORY FRAME	1999	160	A 105	17,661	Avg-	57%	90%	100%	9,060
Encl Frame Porch	1999	160	A 105	9,821	Avg-	57%	90%	100%	5,038
5,040 SFLA							Outbuilding Total		216,144

Accpt Land	148,400	**Accepted Bldg**	368,800	**Total**	517,200

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	04/01/1992
Sale Price	117,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1770P0207 B4585P0298
Reference 2	U-05-014/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	4 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08					Land Total	49,700

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	864 Sqft	Grade B 95	Base	105,152
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-11,728
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	Full Finished			Attic	14,901
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	1952	TYPICAL	TYPICAL	Average	Typical	122,289

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	65%	90%	100%	71,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1952	880	B 95	75,421	Avg.	65%	90%	100%	44,122
Unfin Basement	1952	660	B 95	3,605	Avg.	65%	90%	100%	2,109
Open Frame Porch	1952	164	B 95	4,848	Avg.	65%	90%	100%	2,836
Frame Garage	1952	528	B 95	21,030	Avg.	65%	90%	100%	12,303
Wood Deck	1980	136	B 95	2,100	Avg.	65%	90%	100%	1,229
Wood Deck	1980	192	B 95	2,879	Avg.	65%	90%	100%	1,684
1,744 SFLA							Outbuilding Total		64,283

Accpt Land	49,700	Accepted Bldg	135,800	Total	185,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/02/2004
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3390P0136 (11/04)		
Reference 2	U-17-001/L		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 1.49				Land Total		67,225

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,312 Sqft	Grade B 100	Base	176,483
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Above Average	Typical	176,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	169,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	116	B 100	3,706	Avg+	96%	100%	100%	3,558
Wood Deck	2004	116	B 100	1,916	Avg+	96%	100%	100%	1,839
Frame Garage	2004	576	B 100	23,709	Avg+	96%	100%	100%	22,761
Wood Deck	2004	180	B 100	2,855	Avg+	96%	100%	100%	2,741
BSMT ENTRY.....	2004	30	B 100	528	Avg+	96%	100%	100%	507
1,312 SFLA						Outbuilding Total			31,406

Accpt Land	67,200	**Accepted Bldg**	200,800	**Total**	268,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/15/2017
Sale Price	196,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2091P0142		
Reference 2	U-01-118/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.07	Acres-Influence W Size Adj	21,875.00	1,531	100%		1,531
Total Acres 0.07					Land Total	220,281

Dwelling Description **Replacement Cost New**

Conventional	Two Story	420 Sqft	Grade B 95	Base	83,420
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-4,276
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	85% Forced Warm	Cooling	0% None	Heat	-916
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Capped Only			Insulation	-163
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1960	TYPICAL	Old Type	Average	Typical	94,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	61,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1790	336	B 95	46,944	Avg.	65%	100%	100%	30,514
Open Frame Porch	1790	156	B 95	4,626	Avg.	65%	100%	100%	3,007
Wood Deck	1990	112	B 95	1,765	Avg.	65%	100%	100%	1,147
1.50 ST ATT SHED	1790	336	B 95	3,712	Avg.	65%	100%	100%	2,413
1,428 SFLA							Outbuilding Total		37,081

Accpt Land	220,300	**Accepted Bldg**	98,500	**Total**	318,800

Map/Lot: R02-011
Account: 196 Card: 1 of 1 Location: 494 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/04/2023
Sale Price	123,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3428P0203 (01/05)		
Reference 2	R-02-011/00 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.92	Acres-Rear Land 1-10	2,500.00	2,300	100%		2,300
Total Acres 1.92				Land Total		51,800

Accpt Land 51,800 **Accepted Bldg** 0 **Total** 51,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/04/2023
Sale Price	123,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	R-02-011/01 0000000000		
Tran/Land/Bldg	8 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Dwelling Description

Double Wide	One Story	1,456 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	104,617
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Below Average	Typical	89,389

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	69,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1997	64	D 100	421	Avg-	78%	100%	100%	328
1,456 SFLA							Outbuilding Total		328

Accpt Land	0	**Accepted Bldg**	70,100	**Total**	70,100

Map/Lot: U14-003
Account: 1733 Card: 1 of 1 Location: 497 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/14/2014
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4841P0227		
Reference 2	U-14-003/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.42	Acres-HS Size Adj	6,250.00	2,625	100%		2,625
Total Acres 0.42				Land Total		58,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1977	14X56	C 100	94,860	Avg.	50%	50%	100%	23,715
Wood Deck	1977	120	C 100	1,718	Avg.	50%	100%	100%	859
Frame Shed	1977	64	D 100	421	Avg.	77%	100%	100%	324
Frame Shed	1977	192	D 100	1,262	Avg.	77%	100%	100%	972
Frame Garage	1977	336	D 100	11,852	Avg.	77%	100%	100%	9,126
784 SFLA						Outbuilding Total			34,996

Accpt Land	58,900	**Accepted Bldg**	35,000	**Total**	93,900

Map/Lot: U23-014-C
Account: 1906 Card: 1 of 1 Location: 286 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/09/2020
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4816P0075		
Reference 2	U-23-014/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.72	Acres-HS Size Adj	3,750.00	2,700	100%		2,700
Total Acres 0.72				Land Total		40,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
Wood Deck	1985	240	D 100	2,792	Fair	30%	50%	100%	419
Frame Garage	1985	528	C 100	19,250	Avg.	81%	100%	100%	15,592
924 SFLA							Outbuilding Total		28,129

Accpt Land	40,200	**Accepted Bldg**	28,100	**Total**	68,300

Neighborhood	SOUTHWEST
Tree Growth	2008
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/31/2018
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3680P0119		
Reference 2	R-07-073/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	55%	Restrictio	13,750
5.47	Acres-Rear Land 11-20	1,250.00	6,838	55%	Restrictio	3,761
Total Acres 16.47				Land Total		58,761

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade C 105	Base	141,486
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,103
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-5,904
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2004	TYPICAL	TYPICAL	Above Average	Typical	119,479

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	106,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2004	871	C 105	30,468	Avg.	91%	100%	100%	27,726
Frame Shed	1982	288	D 100	1,895	Avg-	71%	100%	100%	1,345
1,152 SFLA						Outbuilding Total			29,071

Accpt Land	58,800	**Accepted Bldg**	135,400	**Total**	194,200

Map/Lot: R04-002-017
Account: 2207 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #17

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2006
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B000P0000		
Reference 2	R-04-002/17		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X67	D 100	81,760	Avg-	69%	50%	100%	28,309
Wood Deck	2000	64	C 100	1,004	Avg.	89%	100%	100%	894
938 SFLA							Outbuilding Total		29,203

Accpt Land	0	**Accepted Bldg**	29,200	**Total**	29,200

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/25/2020
Sale Price	216,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4736P0070		
Reference 2	R-03-085-F		
Tran/Land/Bldg	0 2 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	47,687.50	47,688	100%		47,688
1.00	Acres-Industrial Size Adj	4,750.00	4,750	100%		4,750
1.02	Acres-Commercial 1-20	4,750.00	4,845	100%		4,845
Total Acres 2.02					Land Total	57,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE WD....	1960	2604	D 100	104,257	Poor	30%	75%	100%	23,458
1 ST BARN.....	1960	2208	D 100	56,348	Poor	30%	75%	100%	12,678
WAREHOUSE WD....	1960	672	D 100	26,905	Poor	30%	75%	100%	6,054
								Outbuilding Total	42,190

Accpt Land	57,300	**Accepted Bldg**	42,200	**Total**	99,500

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC S-R
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/08/2014
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4769P0211		
Reference 2	R-04-002/B0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00				Land Total		64,500

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1,456 Sqft	Grade C 100	Base	235,186
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1456 Sqft, Grade C	Basement Gar	None	Fin Bsmt	81,047
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	323,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	297,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Open Fr Porch	2018	520	C 100	21,924	Avg.	92%	100%	100%	20,170
2,548 SFLA						Outbuilding Total			20,170

Accpt Land	64,500	**Accepted Bldg**	317,600	**Total**	382,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1994
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2919P0298 09/02		
Reference 2	R-03-014/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00				Land Total		75,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,140 Sqft	Grade C 105	Base	140,012
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	144,485

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	127,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	224	C 105	3,196	Avg.	88%	100%	100%	2,812
Wood Deck	1997	64	C 105	1,054	Avg.	88%	100%	100%	928
Frame Shed	1997	192	C 100	1,469	Avg.	87%	100%	100%	1,278
Frame Shed	1997	96	C 100	735	Avg.	87%	100%	100%	639
Frame Garage	2001	784	C 100	26,540	Avg.	89%	100%	100%	23,621
BSMT ENTRY.....	1997	36	C 100	551	Avg.	87%	100%	100%	479
Frame Shed	2013	192	C 100	1,469	Avg.	92%	100%	100%	1,351
Finished Attic	2016	480	C 105	10,118	Avg.	92%	100%	100%	9,309
1 Story/BASEMENT	2016	480	C 105	46,676	Avg.	92%	100%	100%	42,942
Open Frame Porch	2016	160	C 105	4,552	Avg.	92%	100%	100%	4,188
1,812 SFLA						Outbuilding Total			87,547

Accpt Land	75,800	**Accepted Bldg**	214,700	**Total**	290,500

Name: GILLIES, NANCY A J/T
GILLIES, WILLIAM R
Map/Lot: R09-008-002
Account: 1112 Card: 1 of 1 Location: 11 HOWARD LANE

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/04/2012
Sale Price	269,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4531P0171		
Reference 2	R-09-008/02 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.10	Acres-Waterfront Rear	16,250.00	17,875	100%		17,875
Total Acres 2.10					Land Total	258,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	190,989
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	203,227

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	160,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1975	192	B 100	20,449	Avg.	79%	100%	100%	16,155
Open Frame Porch	1975	48	B 100	1,726	Avg.	79%	100%	100%	1,364
1.50 ST GARAGE..	1975	672	B 100	57,166	Avg.	79%	100%	100%	45,161
Finished Attic	1975	192	B 100	4,434	Avg.	79%	100%	100%	3,503
Wood Deck	2012	192	B 100	3,030	Avg.	79%	100%	100%	2,394
Wood Deck	2012	80	B 100	1,389	Avg.	79%	100%	100%	1,097
1.50 ST SHED....	2016	504	C 100	4,410	Avg.	92%	100%	100%	4,057
2,033 SFLA							Outbuilding Total		73,731

Accpt Land	258,500	**Accepted Bldg**	234,300	**Total**	492,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/07/2006
Sale Price	4,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3658P0214		
Reference 2	U-11-016/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	10%	Access	3,750
0.13	Acres-HS Size Adj	3,750.00	488	10%	Access	49
Total Acres 0.13					Land Total	3,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	520	C 100	19,022	Avg.	91%	100%	100%	17,310
Frame Shed	2010	32	C 100	245	Avg.	92%	100%	100%	225
								Outbuilding Total	17,535

Accpt Land	3,800	**Accepted Bldg**	17,500	**Total**	21,300

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0829P0114
Reference 2	U-16-011/00 0000000000
Tran/Land/Bldg	6 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
1.17	Acres-Commercial 1-20	15,875.00	18,574	100%		18,574
Total Acres 3.17				Land Total		335,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.00 ST BARN....	1900	2960	C 100	211,441	Avg-	57%	100%	100%	120,521
1 ST BARN.....	1975	384	C 100	14,358	Avg-	67%	100%	100%	9,620
1.25 ST BARN....	1975	960	C 100	38,142	Avg-	67%	100%	100%	25,555
1 ST BARN.....	1975	384	C 100	14,358	Avg-	67%	100%	100%	9,620
CANOPY AV.....	0	14	C 100	275	Avg.	65%	100%	100%	179
Open Frame Porch	0	144	D 100	3,381	Fair	42%	100%	100%	1,420
Frame Shed	2014	1960	D 100	12,895	Poor	60%	50%	100%	3,868
							Outbuilding Total		170,783

Accpt Land	335,700	**Accepted Bldg**	170,800	**Total**	506,500

Map/Lot: R06-045
Account: 891 Card: 1 of 1 Location: 83 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	02/27/2002
Sale Price	69,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3409P0217 12/04		
Reference 2	R-06-045/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.50	Acres-Softwood	319.00	1,436	100%		1,436
19.50	Acres-Mixed Wood	393.00	7,664	100%		7,664
0.33	R 20+-Rear 20+	625.00	206	100%		206
Total Acres 25.33				Land Total		50,556

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	960 Sqft	Grade B 95	Base	161,233
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-13,031
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	148,202

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	70%	100%	92,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	48	C 100	1,501	Avg.	88%	100%	100%	1,321
Frame Shed	2004	100	C 100	765	Avg.	91%	100%	100%	696
1,440 SFLA						Outbuilding Total			2,017

Accpt Land	50,600	Accepted Bldg	94,300	Total	144,900

Map/Lot: U03-007-A
Account: 2644 Card: 1 of 1 Location: 142 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/27/2019
Sale Price	149,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 7 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.60	Acres-HS Size Adj	13,750.00	8,250	100%		8,250
Total Acres 0.60				Land Total		145,750

Dwelling Description **Replacement Cost New**

Conventional	One Story	936 Sqft	Grade C 100	Base	104,269
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	104,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	95,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2018	204	C 100	5,450	Avg.	92%	100%	100%	5,014
936 SFLA						Outbuilding Total			5,014

Accpt Land	145,800	Accepted Bldg	100,900	Total	246,700

Map/Lot: R03-031
Account: 347 Card: 1 of 1 Location: 410 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/15/2020
Sale Price	251,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4290P0128		
Reference 2	R-03-031/01 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.02	Acres-Rear Land 1-10	2,500.00	12,550	100%		12,550
Total Acres 6.02					Land Total	62,050

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,652 Sqft	Grade C 105	Base	309,172
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	42,977
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	16	HEARTH			
Bedrooms	8	Add Fixtures	3		
Baths	5	Half Baths	0	Plumbing	28,329
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	380,478

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	98%	100%	298,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1977	60	C 105	1,895	Avg.	80%	100%	100%	1,516
Open Frame Porch	1977	60	C 105	1,895	Avg.	80%	100%	100%	1,516
Frame Garage	1977	1344	C 100	42,485	Avg.	77%	100%	100%	32,713
3,304 SFLA							Outbuilding Total		35,745

Accpt Land	62,100	**Accepted Bldg**	334,000	**Total**	396,100

Map/Lot: R03-015-A
Account: 321 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC S-R
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/02/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4505P0030		
Reference 2	R-03-015/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Rear Land 1-10	2,500.00	8,750	100%		8,750
Total Acres 3.50				Land Total		8,750

Accpt Land	8,800	**Accepted Bldg**	0	**Total**	8,800

Name: GOLD, KACY J
GOLD, CLINTON A

Map/Lot: R04-010-A01

Account: 2045 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #1

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	11/28/2018
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	W-001		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1988	14X70	D 100	84,690	Fair	30%	50%	100%	12,704
Wood Deck	1988	80	D 100	1,039	Avg-	73%	100%	100%	758
Frame Shed	1988	70	D 100	460	Avg.	83%	100%	100%	382
980 SFLA						Outbuilding Total			13,844

Accpt Land	0	**Accepted Bldg**	13,800	**Total**	13,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1999
Sale Price	30,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2502P0246
Reference 2	R-01-041/E SER#AP09-00758AB
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.70	Acres-Rear Land 1-10	2,500.00	9,250	100%		9,250
Total Acres 4.70					Land Total	58,750

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	960 Sqft	Grade D 100	Base	68,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,465
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	60,186

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	53,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2000	56	A 100	575	Avg-	79%	100%	100%	454
Frame Garage	2009	900	C 100	29,842	Avg.	92%	100%	100%	27,455
AB.GR. POOL.....	2009	0	D 105	1,129	Avg.	92%	100%	100%	1,039
960 SFLA						Outbuilding Total			28,948

Accpt Land	58,800	**Accepted Bldg**	82,500	**Total**	141,300

Map/Lot: U03-021
Account: 1423 Card: 1 of 1 Location: 141 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/25/2019
Sale Price	15,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3722P0123		
Reference 2	U-03-021/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	10%	Restrictio	13,750
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23					Land Total	16,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	1878	3102	C 100	92,545	Fair	42%	50%	100%	19,434
								Outbuilding Total	19,434

Accpt Land	16,900	**Accepted Bldg**	19,400	**Total**	36,300

Map/Lot: R01-017-C
Account: 82 Card: 1 of 1 Location: 121 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/21/2020
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B2663P0240 4/01		
Reference 2	R-01-017/C 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00				Land Total		57,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 684 SFLA	1970	12X57	D 100	61,960	Fair	30%	50%	100%	9,294
						Outbuilding Total			9,294

Accpt Land	57,000	**Accepted Bldg**	9,300	**Total**	66,300

Map/Lot: R01-017-C01
Account: 2306 Card: 1 of 1 Location: 123 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/21/2020
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B0000P0000		
Reference 2	R-1-17/C1		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 672 SFLA	1970	14X48	D 100	63,207	Avg-	40%	50%	100%	12,641
						Outbuilding Total			12,641

Accpt Land	0	**Accepted Bldg**	12,600	**Total**	12,600

Map/Lot: R01-037-E
Account: 116 Card: 1 of 1 Location: 263 POOLER PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Gravel

Sale Data

Sale Date	11/17/2014
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B 4843/P262
Reference 2	
Tran/Land/Bldg	0 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.63	Acres-Rear Land 1-10	2,500.00	1,575	100%		1,575
Total Acres 1.63					Land Total	51,075

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade D 90	Base	131,817
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-14,002
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-7,501
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,297
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	113,611

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	60%	100%	62,713

Accpt Land 51,100 **Accepted Bldg** 62,700 **Total** 113,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/07/2023
Sale Price	630,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3958P0291		
Reference 2	U-17-001/D		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	110%	Neighborho	45,375
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.38	Acres-Rear Land 1-10	2,500.00	3,450	100%		3,450
Total Acres 2.38					Land Total	52,950

Dwelling Description **Replacement Cost New**

Colonial	Two Story	916 Sqft	Grade B 100	Base	206,532
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	51,211
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	14,697
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	272,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	250,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	108	B 100	3,472	Avg.	92%	100%	100%	3,194
Frame Garage	2020	576	B 100	23,709	Avg.	92%	100%	100%	21,812
Wood Deck	2020	144	B 100	2,328	Avg.	92%	100%	100%	2,142
1,832 SFLA						Outbuilding Total			27,148

Accpt Land	53,000	**Accepted Bldg**	277,800	**Total**	330,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	LevelAbove Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/31/2021
Sale Price	262,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4405P0147		
Reference 2	U-19-011/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.60	Acres-HS Size Adj	4,125.00	2,475	100%		2,475
Total Acres 0.60				Land Total		43,725

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base	115,855
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade C	Basement Gar	None	Fin Bsmt	49,875
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	174,250

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	139,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1978	33	C 100	2,589	Avg.	80%	100%	100%	2,071
Frame Garage	1978	308	C 100	12,985	Avg.	80%	100%	100%	10,388
Wood Deck	1978	80	C 100	1,208	Avg.	80%	100%	100%	966
Wood Deck	2002	192	C 100	2,635	Avg.	90%	100%	100%	2,372
Frame Shed	1978			----SOUND VALUE----					400
1,073 SFLA						Outbuilding Total			16,197

Accpt Land	43,700	Accepted Bldg	155,600	Total	199,300

Neighborhood	RURAL WEST		
Zoning/Use	NEQ. WATERSHED		
Topography	Rolling		
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.16	Acres-Rear Land 11-20	1,250.00	8,950	100%		8,950
Total Acres 17.16					Land Total	33,950

Accpt Land	34,000	**Accepted Bldg**	0	**Total**	34,000

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0628P0115
Reference 2	U-03-014/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00				Land Total		256,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,408 Sqft	Grade C 105	Base	172,927
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Average	Typical	179,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	138,314

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1969	230	C 105	18,946	Avg.	77%	100%	100%	14,588
Frame Garage	1969	506	C 105	19,555	Avg.	77%	100%	100%	15,057
Open Frame Porch	1969	138	C 105	3,969	Avg.	77%	100%	100%	3,056
Wood Deck	1984	264	D 100	3,056	Fair	59%	100%	100%	1,803
Frame Shed	2006	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,638 SFLA						Outbuilding Total			35,855

Accpt Land 256,900 **Accepted Bldg** 174,200 **Total** 431,100

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	All Public
Street	Paved
Reference 1	B1728P0312
Reference 2	U-03-016/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
3.11	Acres-Waterfront Rear	16,250.00	50,538	100%		50,538
Total Acres 4.11					Land Total	291,163

Dwelling Description **Replacement Cost New**

Ranch	One Story	840 Sqft	Grade C 105	Base	103,167
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-14,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,305
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	840	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1991	TYPICAL	TYPICAL	Average	Typical	83,989

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	54,593

Accpt Land 291,200 **Accepted Bldg** 54,600 **Total** 345,800

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/17/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4202P0007		
Reference 2	R01-044-E/1		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.54	Acres-Rear Land 1-10	2,500.00	1,350	100%		1,350
Total Acres 1.54					Land Total	50,850

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	888 Sqft	Grade B 100	Base	164,953
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	169,852

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	156,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2009	456	B 100	48,566	Avg.	92%	100%	100%	44,681
Wood Deck	2014	448	B 100	6,785	Avg.	92%	100%	100%	6,242
Canopy	2014			- - - - S O U N D V A L U E - - - -					0
Frame Garage	2017	572	C 100	20,502	Avg.	92%	100%	100%	18,862
2,010 SFLA						Outbuilding Total			69,785

Accpt Land	50,900	**Accepted Bldg**	226,000	**Total**	276,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1997
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2218P0296		
Reference 2	R-06-005/A0 0000000000		
Tran/Land/Bldg	4 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10					Land Total	55,875

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,156 Sqft	Grade B 100	Base	260,645
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	276,149

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	245,773

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	320	B 100	28,869	Avg.	89%	100%	100%	25,693
Open Frame Porch	1999	40	B 100	1,494	Avg.	89%	100%	100%	1,330
Open Frame Porch	1999	70	B 100	2,368	Avg.	89%	100%	100%	2,108
3/4S AD/GAR.....	1999	1008	B 100	78,746	Avg.	89%	100%	100%	70,084
Wood Deck	1999	258	B 100	3,999	Avg.	89%	100%	100%	3,559
Frame Shed	1999	140	C 100	1,071	Avg.	88%	100%	100%	942
ONE STORY FRAME	1999	40	B 100	3,608	Avg.	89%	100%	100%	3,211
Open Frame Porch	1999	53	B 100	1,871	Avg.	89%	100%	100%	1,665
2,672 SFLA						Outbuilding Total			108,592

Accpt Land	55,900	**Accepted Bldg**	354,400	**Total**	410,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/02/2009
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4168P0189		
Reference 2	R03-031/C		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	40,500

Dwelling Description

Ranch	One Story	1,344 Sqft	Grade C 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	149,346
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	149,346

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	137,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2009	36	C 95	1,138	Avg.	92%	100%	100%	1,047
ONE STORY FRAME	2009	112	C 95	8,348	Avg.	92%	100%	100%	7,680
Frame Garage	2009	840	C 95	26,728	Avg.	92%	100%	100%	24,590
ONE STORY FRAME	2020	344	C 95	25,638	Avg.	92%	60%	100%	14,152
1,800 SFLA							Outbuilding Total		47,469

Accpt Land	40,500	**Accepted Bldg**	184,900	**Total**	225,400

Map/Lot: U11-011
Account: 1652 Card: 1 of 1 Location: 40 PAGE AVENUE

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/01/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0820P0139 B3859P0120		
Reference 2	U-11-011/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		41,325

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,238 Sqft	Grade C 105	Base	152,048
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,416
Heating	100% Electric	Cooling	0% None	Heat	-4,615
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	155,849

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	134,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	112	C 105	1,696	Avg+	86%	100%	100%	1,459
Frame Garage	2005	576	C 100	20,616	Avg.	91%	100%	100%	18,761
1,238 SFLA						Outbuilding Total			20,220

Accpt Land	41,300	**Accepted Bldg**	154,300	**Total**	195,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1727P0005
Reference 2	R-03-032/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.13	Acres-Rear Land 1-10	2,500.00	325	100%		325
Total Acres 1.13					Land Total	49,825

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	576 Sqft	Grade B 100	Base	132,469
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	1998	TYPICAL	TYPICAL	Average	Typical	144,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	124,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	522	C 100	6,842	Avg.	89%	100%	100%	6,089
Open Frame Porch	1998	117	B 100	3,735	Avg.	88%	100%	100%	3,287
1 Story/BASEMENT	1998	247	B 100	26,306	Avg.	88%	100%	100%	23,149
1S AD/GAR.....	1998	896	B 100	85,102	Avg.	88%	100%	100%	74,890
Wood Deck	2001	64	C 100	1,004	Avg.	89%	100%	100%	894
Open Frame Porch	2001	668	B 100	19,774	Avg.	89%	100%	100%	17,599
1 Story/BASEMENT	1991	320	B 100	34,081	Avg.	86%	100%	100%	29,310
1,719 SFLA							Outbuilding Total		155,218

Accpt Land	49,800	Accepted Bldg	279,700	Total	329,500

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	
Utilities	Drilled WellSeptic System
Street	
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	57,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	154,960
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	159,220

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	85%	100%	124,510

Accpt Land 57,000 **Accepted Bldg** 124,500 **Total** 181,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Dugwell/LakeSeptic System
Street	Paved
Reference 1	B1339P0217
Reference 2	R-03-003/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00					Land Total	64,500

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	896 Sqft	Grade B 100	Base	183,083
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	191,498

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	149,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1973	160	B 100	2,561	Avg.	78%	100%	100%	1,998
Unfinished Attic	1973	768	B 100	4,812	Avg.	78%	100%	100%	3,753
1 Story/BASEMENT	1973	768	B 100	81,795	Avg.	78%	100%	100%	63,800
Frame Garage	1973	384	D 100	13,029	Avg-	67%	100%	100%	8,729
Frame Shed	1973	64	D 100	421	Avg-	67%	100%	100%	282
Frame Shed	1973	140	D 100	921	Fair	53%	100%	100%	488
Swimming Pool	1973	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Frame Garage	1999	1120	B 100	41,524	Avg.	88%	100%	100%	36,541
Frame Garage	1999	240	D 100	9,502	Avg-	78%	100%	100%	7,412
2,336 SFLA							Outbuilding Total		130,155

Accpt Land	64,500	Accepted Bldg	279,500	Total	344,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/01/1998
Sale Price	79,000
Sale Type	
Financing	
Verified	Public Record
Validity	

Reference 1	B2418P0012		
Reference 2	R-03-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.36	Acres-Rear Land 11-20	1,250.00	11,700	100%		11,700
Total Acres 20.36				Land Total		86,200

Accpt Land	86,200	**Accepted Bldg**	0	**Total**	86,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2366P0084
Reference 2	R-03-032/01 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1970	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
924 SFLA							Outbuilding Total		12,118

Accpt Land	0	**Accepted Bldg**	12,100	**Total**	12,100

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3031P0228 (04/03)
Reference 2	R-05-043/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	51,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	240	D 100	9,502	Fair	52%	100%	100%	4,941
								Outbuilding Total	4,941

Accpt Land	51,400	**Accepted Bldg**	4,900	**Total**	56,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3031P0228 (04/03)
Reference 2	R-05-043/00 0000000000
Tran/Land/Bldg	1 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 980 SFLA	1986	14X70	D 100	84,690	Avg-	40%	50%	100%	16,938
						Outbuilding Total			16,938

Accpt Land	0	**Accepted Bldg**	16,900	**Total**	16,900

Name: GOUD, EDWARD C
GOUD, DUANE E
Account: 633

Map/Lot: R05-043
Location: 242 WEST ALNA ROAD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	51,400	4,900	56,300	51,400	4,900	56,300
2	0	16,900	16,900	0	16,900	16,900
TOTAL	51,400	21,800	73,200	51,400	21,800	73,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	03/25/2008
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3982P0035		
Reference 2	U-11-012/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	41,300

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 105	Base	123,800
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	123,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	96,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	372	C 100	4,930	Avg.	75%	100%	100%	3,698
Frame Garage	1972	672	C 100	23,350	Avg.	75%	100%	100%	17,512
Frame Shed	1972	96	C 100	735	Avg.	75%	100%	100%	551
1,008 SFLA							Outbuilding Total		21,761

Accpt Land	41,300	**Accepted Bldg**	118,300	**Total**	159,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1489P0193
Reference 2	R-03-032/00
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.58	Acres-Rear Land 1-10	2,500.00	11,450	100%		11,450
Total Acres 5.58				Land Total		60,950

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	500 Sqft	Grade C 95	Base	53,973
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,012
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1928	0	TYPICAL	TYPICAL	Below Average	Typical	54,985

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	31,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1928	320	C 95	28,155	Avg-	57%	100%	100%	16,048
Unfinished Attic	1928	320	C 95	1,656	Avg-	57%	100%	100%	944
820 SFLA						Outbuilding Total			16,992

Accpt Land	61,000	Accepted Bldg	48,300	Total	109,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2418P0012
Reference 2	R-03-022/00 SER #OHM1842
Tran/Land/Bldg	1 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.91	Acres-Rear Land 1-10	2,500.00	7,275	100%		7,275
Total Acres 3.91					Land Total	56,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1981	14X56	D 100	71,019	Avg-	40%	50%	100%	14,204
SLAB.....	2000	784	D 100	2,108	Fair	68%	100%	100%	1,433
Frame Shed	2006	104	C 100	795	Avg-	82%	70%	100%	456
784 SFLA							Outbuilding Total		16,093

Accpt Land	56,800	**Accepted Bldg**	16,100	**Total**	72,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2418P0012
Reference 2	R-03-022/00 SER #OHM1842
Tran/Land/Bldg	1 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1980	14X66	D 100	80,784	Avg-	40%	50%	100%	16,157
SLAB.....	2004	952	D 100	2,559	Fair	70%	100%	100%	1,791
Wood Deck	1980	80	C 100	1,208	Avg.	79%	100%	100%	954
Frame Shed	2013	168	C 100	1,285	Avg.	92%	100%	100%	1,182
1,708 SFLA							Outbuilding Total		20,084

Accpt Land	0	**Accepted Bldg**	20,100	**Total**	20,100

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	56,800	16,100	72,900	56,800	16,100	72,900
2	0	20,100	20,100	0	20,100	20,100
TOTAL	56,800	36,200	93,000	56,800	36,200	93,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1908P0312
Reference 2	R-07-082/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.05	Acres-Rear Land 1-10	2,500.00	5,125	100%		5,125
Total Acres 3.05					Land Total	46,375

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,608 Sqft	Grade C 100	Base	188,086
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-21,406
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1993	TYPICAL	TYPICAL	Average	Typical	166,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	135,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	80	D 100	526	Poor	43%	100%	100%	226
Frame Shed	2001	80	C 100	612	Avg.	89%	100%	100%	545
2 STORY GARAGE	2001	676	C 110	42,348	Avg.	89%	100%	100%	37,690
Open Frame Porch	1980	240	C 100	6,361	Avg.	79%	100%	100%	5,025
Wood Deck	2004	280	C 100	3,758	Avg.	91%	100%	100%	3,420
CARPORT.....	2005	338	D 100	4,661	Avg-	81%	100%	100%	3,775
Canopy	1993	108	D 100	1,252	Fair	64%	100%	100%	801
Frame Shed	2017	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,608 SFLA						Outbuilding Total			52,833

Accpt Land 46,400 **Accepted Bldg** 187,800 **Total** 234,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/21/2013
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4739P0225		
Reference 2	U-02-032/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.43	Acres-HS Size Adj	13,750.00	5,913	100%		5,913
Total Acres 0.43				Land Total		143,413

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	648 Sqft	Grade B 100	Base	116,851
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,633
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Minimal			Insulation	-1,984
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1806	0	OLD TYPE	TYPICAL	Above Average	Typical	126,300

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	94,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1806	648	B 100	58,460	Avg+	75%	100%	100%	43,845
Unfinished Attic	1806	324	B 100	2,031	Avg+	75%	100%	100%	1,523
Open Frame Porch	1970	140	B 100	4,405	Avg+	75%	100%	100%	3,304
1.75 ST GARAGE..	1970	396	B 100	39,762	Avg+	75%	100%	100%	29,822
Frame Garage	1970	300	B 100	14,671	Avg+	75%	100%	100%	11,003
Frame Shed	1970	64	E 100	362	Avg+	75%	100%	100%	272
1,620 SFLA						Outbuilding Total			89,769

Accpt Land	143,400	**Accepted Bldg**	184,500	**Total**	327,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/21/2013
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4739P0225		
Reference 2	U-02-032/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Dwelling Description

Other	One Story	494 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	55,192
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,205
Attic	1/4 Finished			Attic	2,649
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	494	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Obsolete	Obsolete	Average	Inadeq.	51,636

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	Location	77%	71%	75%	21,172

Accpt Land	0	**Accepted Bldg**	21,200	**Total**	21,200

Name: GRAFFAM, STEPHEN M J/T
GRAFFAM, COLLEEN E KEARNEY
Map/Lot: U02-032
Account: 1344
Location: 95 FEDERAL STREET

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	143,400	184,500	327,900	143,400	184,500	327,900
2	0	21,200	21,200	0	21,200	21,200
TOTAL	143,400	205,700	349,100	143,400	205,700	349,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/13/2022
Sale Price	293,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2208P0317		
Reference 2	R-02-031/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.05	Acres-Rear Land 1-10	2,500.00	5,125	100%		5,125
Total Acres 3.05					Land Total	54,625

Dwelling Description **Replacement Cost New**

Other	One & 3/4 Story	560 Sqft	Grade C 105	Base	83,771
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	806 Sqft, Grade C	Basement Gar	None	Fin Bsmt	47,108
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	135,352

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	78%	90%	100%	95,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	55	C 100	889	Avg.	75%	100%	100%	667
Wood Deck	1972	168	C 100	2,330	Avg.	75%	100%	100%	1,748
1.75 ST GARAGE..	1972	576	C 100	50,292	Avg.	75%	100%	100%	37,719
1 Story/BASEMENT	1972	336	C 105	32,674	Avg.	78%	100%	100%	25,486
1,316 SFLA							Outbuilding Total		65,620

Accpt Land	54,600	Accepted Bldg	160,600	Total	215,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1739P0092
Reference 2	R-08-007/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,875

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,040 Sqft	Grade B 95	Base	183,529
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	624 Sqft, Grade B	Basement Gar	None	Fin Bsmt	37,947
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	226,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	194,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1992	156	B 95	15,784	Avg.	86%	100%	100%	13,574
Wood Deck	1992	48	B 95	874	Avg.	86%	100%	100%	752
Wood Deck	1992	360	B 95	5,219	Avg.	86%	100%	100%	4,488
Wood Deck	1992	60	B 95	1,040	Avg.	86%	100%	100%	894
1,976 SFLA							Outbuilding Total		19,708

Accpt Land	47,900	Accepted Bldg	214,200	Total	262,100

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1164P0126
Reference 2	R-02-001/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00					Land Total	62,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	768 Sqft	Grade B 95	Base	135,529
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade B	Basement Gar	None	Fin Bsmt	23,352
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,303
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	164,838

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	135,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1983	72	B 95	7,284	Avg.	82%	100%	100%	5,973
ONE STORY FRAME	1983	192	B 95	16,456	Avg.	82%	100%	100%	13,494
ONE STORY FRAME	1983	279	B 95	23,911	Avg.	82%	100%	100%	19,607
Open Frame Porch	1983	156	B 95	4,626	Avg.	82%	100%	100%	3,793
Wood Deck	1983	160	B 95	2,434	Avg.	82%	100%	100%	1,996
Frame Shed	1983	96	C 100	735	Avg.	80%	100%	100%	588
Frame Shed	1983	115	C 100	880	Avg.	80%	100%	100%	704
1.50 ST GARAGE..	1983	896	C 100	64,874	Avg.	80%	100%	100%	51,899
CARPORT.....	1999	338	D 100	4,661	Avg-	78%	100%	100%	3,636
Frame Garage	2023	1536	D 100	41,239	Avg.	92%	100%	100%	37,940
1,887 SFLA							Outbuilding Total		139,630

Accpt Land 62,000 **Accepted Bldg** 274,800 **Total** 336,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/29/2008
Sale Price	101,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4055P0272		
Reference 2	R-01-045/H1 SER#AP09-00862AB		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.77	Acres-Rear Land 1-10	2,500.00	1,925	100%		1,925
Total Acres 1.77					Land Total	51,425

Dwelling Description — **Replacement Cost New**

Double Wide	One Story	1,404 Sqft	Grade D 100	Base	100,881
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,143
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Below Average	Typical	86,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	68,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2012	64	C 100	490	Avg.	92%	100%	100%	451
1.25 ST GARAGE.. 1,404 SFLA	2023	896	C 100	47,301	Avg.	92%	100%	100%	43,517
							Outbuilding Total		43,968

Accpt Land	51,400	**Accepted Bldg**	112,200	**Total**	163,600

Map/Lot: R05-052
Account: 651 Card: 1 of 1 Location: 384 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/14/2002
Sale Price	41,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2898P0243 (08/02)		
Reference 2	R-05-052/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.16	Acres-Rear Land 1-10	2,500.00	400	100%		400
Total Acres 1.16				Land Total		48,525

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	378 Sqft	Grade C 95	Base	58,005
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-6,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,070
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-112
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Fair	Typical	48,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	42%	100%	95%	19,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	104	C 95	4,460	Fair	42%	100%	95%	1,779
Wood Deck	1980	64	C 95	954	Fair	42%	100%	95%	381
Frame Shed	1970	126	D 100	829	Fair	52%	100%	95%	409
Frame Shed	1970	64	D 100	421	Fair	52%	100%	95%	208
Frame Garage	1972	572	D 100	17,632	Fair	53%	100%	95%	8,878
662 SFLA						Outbuilding Total			11,655

Accpt Land	48,500	**Accepted Bldg**	31,100	**Total**	79,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/21/2002
Sale Price	22,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B2950P0241 (11/02)		
Reference 2	R-05-116/15 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	50%	Neighborho	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
0.54	Acres-Waterfront Rear	16,250.00	8,775	100%		8,775
Total Acres 1.54					Land Total	215,025

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 105	Base	222,820
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,288
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	233,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	207,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	2000	676	B 100	67,878	Avg.	89%	100%	100%	60,411
Wood Deck	2001	200	C 100	2,738	Avg.	89%	100%	100%	2,437
1.5 Story/BSMT	2000	264	B 100	34,308	Avg.	89%	100%	100%	30,534
Wood Deck	2000	32	B 105	718	Avg.	89%	100%	100%	639
Wood Deck	2001	128	C 100	1,820	Avg.	89%	100%	100%	1,620
Open Frame Porch	2016	266	C 100	7,020	Avg.	92%	100%	100%	6,458
2,356 SFLA							Outbuilding Total		102,099

Accpt Land	215,000	**Accepted Bldg**	309,600	**Total**	524,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/10/2016
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4602P0306		
Reference 2	U-13-031/03 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
0.51	Acres-HS Size Adj	3,750.00	1,913	100%		1,913
Total Acres 0.51					Land Total	58,163

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	960 Sqft	Grade C 105	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	720 Sqft, Grade C	Basement Gar	None	Fin Bsmt	42,082
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	163,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	140,453

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1992	68	C 105	5,601	Avg.	86%	100%	100%	4,817
Wood Deck	1992	140	C 105	2,071	Avg.	86%	100%	100%	1,781
Frame Shed	1992	64	C 100	490	Avg.	85%	100%	100%	416
1,028 SFLA							Outbuilding Total		7,014

Accpt Land	58,200	**Accepted Bldg**	147,500	**Total**	205,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	08/20/2021
Sale Price	284,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
162.50	R 20+-Rear 20+	625.00	101,563	100%		101,563
Total Acres 183.50				Land Total		188,563

Accpt Land	188,600	**Accepted Bldg**	0	**Total**	188,600

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/22/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4348P0159		
Reference 2	U-01-089/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.18	Acres-HS Size Adj	13,750.00	2,475	100%		2,475
Total Acres 0.18				Land Total		139,975

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	792 Sqft	Grade B 100	Base	172,486
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,829
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	13	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,532
Attic	1/2 Finished			Attic	7,402
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Average	Typical	183,591

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	100%	119,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	420	B 100	44,732	Avg.	65%	100%	100%	29,076
Open Frame Porch	1840	165	B 100	5,132	Avg.	65%	100%	100%	3,336
Open Frame Porch	1900	20	B 100	911	Avg.	65%	100%	100%	592
Frame Shed	1900	48	B 100	422	Avg.	65%	100%	100%	274
Frame Garage	1950	480	C 100	17,884	Avg-	57%	100%	100%	10,194
2,400 SFLA						Outbuilding Total			43,472

Accpt Land	140,000	**Accepted Bldg**	162,800	**Total**	302,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/09/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2420P0044 (DRESDEN BK/PG)		
Reference 2	R-02-053		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.00	Acres-Rear Land 11-20	1,250.00	3,750	100%		3,750
Total Acres 13.00				Land Total		28,750

Accpt Land	28,800	**Accepted Bldg**	0	**Total**	28,800

Map/Lot: R02-006-A
Account: 181 Card: 1 of 1 Location: 402 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/28/2008
Sale Price	106,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4013P0318		
Reference 2	R-02-006/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92				Land Total		49,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	0	120	D 100	1,478	Avg-	57%	100%	100%	842
Frame Shed	0	288	D 100	1,895	Avg-	57%	100%	100%	1,080
14' Mobile Home	2005	14X66	D 100	80,784	Avg.	86%	100%	100%	69,628
SLAB.....	2005	924	C 100	2,888	Avg.	91%	100%	100%	2,628
Frame Garage	2005	320	C 100	13,328	Avg.	86%	100%	100%	11,487
924 SFLA						Outbuilding Total			85,665

Accpt Land	49,100	**Accepted Bldg**	85,700	**Total**	134,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/18/2017
Sale Price	96,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3376P0267 (10/04)
Reference 2	U-10-007/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.48	Acres-HS Size Adj	4,125.00	1,980	100%		1,980
Total Acres 0.48				Land Total		43,230

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 105	Base	94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	94,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	72,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	120	C 105	5,615	Avg.	77%	100%	100%	4,324
Frame Garage	1970	352	C 105	14,951	Avg.	77%	100%	100%	11,512
Open Frame Porch	2018	256	C 100	6,766	Avg.	92%	100%	100%	6,225
768 SFLA						Outbuilding Total			22,061

Accpt Land	43,200	**Accepted Bldg**	94,700	**Total**	137,900

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0741P0197
Reference 2	U-02-047/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.39	Acres-Influence W Size Adj	21,875.00	8,531	100%		8,531
Total Acres 0.39				Land Total		227,281

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	860 Sqft	Grade B 95	Base	170,813
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-8,755
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	12,411
Attic	Floor & Stairs			Attic	2,001
FirePlaces	3			Fireplace	11,648
Insulation	Capped Only			Insulation	-334
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	OLD TYPE	Old Type	Below Average	Typical	187,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	107,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1820	907	B 95	111,971	Avg-	57%	100%	100%	63,823
1.5 Story/BSMT	1820	36	B 95	4,444	Avg-	57%	100%	100%	2,533
Wood Deck	1970	114	C 100	1,641	Avg-	65%	100%	100%	1,067
Wood Deck	1970	336	C 100	4,471	Avg-	65%	100%	100%	2,906
Frame Bay Window	1820	24	B 95	2,056	Avg-	57%	100%	100%	1,172
3,158 SFLA						Outbuilding Total			71,501

Accpt Land	227,300	Accepted Bldg	178,500	Total	405,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3703P0037		
Reference 2	R-05-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.80	Acres-HS Size Adj	3,500.00	2,800	100%		2,800
Total Acres 0.80				Land Total		37,800

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 105	Base	165,067
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	169,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	92%	100%	100%	155,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1999	144	B 100	1,266	Avg.	88%	100%	100%	1,114
Wood Deck	2007	280	C 100	3,758	Avg.	92%	100%	100%	3,457
1,344 SFLA						Outbuilding Total			4,571

Accpt Land	37,800	**Accepted Bldg**	160,500	**Total**	198,300

Map/Lot: U16-009-A
Account: 1761 Card: 1 of 1 Location: 611 BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/14/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1455P0305		
Reference 2	U-16-009/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		41,875

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,560 Sqft	Grade D 100	Base	112,090
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,860
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,488
Insulation	Minimal			Insulation	-2,381
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Below Average	Typical	101,001

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	80%	100%	63,833

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	208	D 100	4,774	Avg-	78%	100%	100%	3,724
1 ST BARN.....	1999	320	D 100	10,804	Avg.	88%	50%	100%	4,754
1 ST BARN.....	1999	480	D 100	14,662	Avg.	88%	50%	100%	6,452
Wood Deck	1999	196	D 100	2,310	Avg.	88%	100%	100%	2,033
Wood Deck	1999	36	D 100	556	Avg-	79%	100%	100%	439
1,560 SFLA						Outbuilding Total			17,402

Accpt Land	41,900	**Accepted Bldg**	81,200	**Total**	123,100

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/26/2023
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2107P0234 B4222P0291		
Reference 2	R-01-015/E0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00				Land Total		74,500

Dwelling Description

Double Wide	One Story	1,647 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	118,341
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,327
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,514
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Poor	Inadeq.	104,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	52%	50%	100%	27,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	384	C 100	5,084	Fair	64%	100%	100%	3,254
Frame Garage	1992	672	C 100	23,350	Fair	64%	100%	100%	14,944
Wood Deck	1992	64	C 100	1,004	Fair	64%	100%	100%	643
1,647 SFLA						Outbuilding Total			18,841

Accpt Land	74,500	**Accepted Bldg**	46,000	**Total**	120,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/03/2012
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4555P0158		
Reference 2	R-04-019/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		38,575

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	786 Sqft	Grade B 95	Base	134,649
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	2	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	137,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	118,467

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	592	D 100	6,652	Avg.	84%	100%	100%	5,588
Frame Garage	1991	480	C 100	17,884	Avg.	84%	100%	100%	15,023
1,179 SFLA						Outbuilding Total			20,611

Accpt Land	38,600	**Accepted Bldg**	139,100	**Total**	177,700

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/15/2021
Sale Price	340,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4731P0172		
Reference 2	U-05-027/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.27	Acres-HS Size Adj	4,500.00	1,215	100%		1,215
Total Acres 0.27					Land Total	82,215

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	656 Sqft	Grade C 105	Base	105,890
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,668
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Above Average	Typical	97,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	75,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1947	72	C 105	5,931	Avg+	77%	100%	100%	4,567
ONE STORY FRAME	1947	192	C 105	15,815	Avg+	77%	100%	100%	12,178
1.50 ST GARAGE..	1962	572	B 100	49,381	Avg+	79%	100%	100%	39,011
Frame Shed	2007	112	C 100	856	Avg.	92%	100%	100%	788
Wood Deck	1970	48	C 100	800	Avg.	74%	100%	100%	592
1,248 SFLA							Outbuilding Total		57,136

Accpt Land	82,200	Accepted Bldg	132,200	Total	214,400

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/12/2008
Sale Price	79,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3978P0180 B3978P0182		
Reference 2	R-03-035/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	100%		52,500
4.20	Acres-Commercial 1-20	4,750.00	19,950	100%		19,950
Total Acres 6.20				Land Total		124,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2001	90	D 90	534	Fair	69%	100%	100%	368
GARAGE FRAME ..	2005	2688	C 105	111,456	Avg.	91%	100%	100%	101,425
OFFICE WOOD.....	2006	416	D 100	23,800	Avg.	92%	100%	100%	21,896
Wood Deck	2006	208	D 100	2,442	Avg.	92%	100%	100%	2,247
GARAGE FRAME ..	1985	576	C 105	26,833	Avg.	81%	100%	100%	21,735
GARAGE FRAME ..	2010	1584	D 100	55,057	Avg-	82%	100%	100%	45,147
								Outbuilding Total	192,818

Accpt Land	124,900	**Accepted Bldg**	192,800	**Total**	317,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/12/2020
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3380P0181 (10/04)		
Reference 2	U-22-004/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,108 Sqft	Grade C 105	Base	136,082
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	142,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	107,087

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	304	C 100	23,849	Avg.	71%	100%	100%	16,933
Open Frame Porch	1965	48	C 100	1,501	Avg.	71%	100%	100%	1,066
Frame Garage	1965	550	C 100	19,876	Avg.	71%	100%	100%	14,112
1,412 SFLA							Outbuilding Total		32,111

Accpt Land	47,900	**Accepted Bldg**	139,200	**Total**	187,100

Name: GRIFFIN, MICHAEL J JR
GRIFFIN, NIKKI L

Map/Lot: U11-016-011
Account: 1660 Card: 1 of 1 Location: 15 PAGE AVENUE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	09/06/2019
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4718P0270
Reference 2	U-11-016/11 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.54	Acres-HS Size Adj	3,750.00	2,025	100%		2,025
Total Acres 0.54				Land Total		39,525

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 105	Base	123,800
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	123,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	106,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	140	C 105	6,474	Avg+	86%	100%	100%	5,568
Wood Deck	1975	340	C 105	4,749	Avg+	86%	100%	100%	4,084
Wood Deck	1975	140	C 105	2,071	Avg+	86%	100%	100%	1,781
Frame Garage	1975	576	C 105	21,648	Avg+	86%	100%	100%	18,617
1,008 SFLA						Outbuilding Total			30,050

Accpt Land	39,500	**Accepted Bldg**	136,500	**Total**	176,000

Map/Lot: R05-098-A
Account: 725 Card: 1 of 1 Location: 98 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/19/2012
Sale Price	91,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4538P0285		
Reference 2	R-05-098/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15				Land Total		45,063

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 105	Base	131,716
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Below Average	Typical	131,716

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	86,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1965	576	C 100	20,616	Fair	49%	100%	100%	10,102
Wood Deck	2011	128	C 100	1,820	Avg.	92%	100%	100%	1,674
Barn 1S	2012	1440	C 100	43,978	Avg.	92%	100%	100%	40,460
Frame Shed	2014	120	C 100	918	Avg.	92%	100%	100%	845
1,224 SFLA						Outbuilding Total			53,081

Accpt Land	45,100	**Accepted Bldg**	140,000	**Total**	185,100

Map/Lot: R05-120-A
Account: 2642 Card: 1 of 1 Location: 91 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/15/2016
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00				Land Total		67,188

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	924 Sqft	Grade C 105	Base	152,132
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,916
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	143,689

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	132,194

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2018	400	C 105	10,931	Avg.	92%	100%	100%	10,057
ONE STORY FRAME	2018	208	C 105	17,134	Avg.	92%	100%	100%	15,763
Frame Shed	2022	384	D 100	2,526	Avg.	92%	100%	100%	2,324
1,594 SFLA						Outbuilding Total			28,144

Accpt Land 67,200 **Accepted Bldg** 160,300 **Total** 227,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/18/2012
Sale Price	22,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4525P0126		
Reference 2	R-05-098/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00					Land Total	59,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2015	960	D 100	6,315	Avg.	92%	100%	100%	5,810
Frame Shed	2016	976	D 100	6,421	Avg.	92%	100%	100%	5,907
								Outbuilding Total	11,717

Accpt Land	59,700	**Accepted Bldg**	11,700	**Total**	71,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1993
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1873P0133		
Reference 2	R-05-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02				Land Total		50,675

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,578
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	114,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	78,886

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	1920	D 100	12,631	Avg-	65%	100%	100%	8,210
Frame Shed	1970	480	E 100	2,718	Poor	36%	100%	100%	978
Frame Shed	1990	960	D 100	6,315	Fair	63%	100%	100%	3,978
1 ST BARN.....	1974	988	D 100	26,918	Avg-	67%	100%	100%	18,035
BSMT ENTRY.....	1973	30	C 105	481	Avg-	69%	100%	100%	332
960 SFLA						Outbuilding Total			31,533

Accpt Land	50,700	Accepted Bldg	110,400	Total	161,100

Map/Lot: R05-047-C
Account: 642 Card: 1 of 1 Location: 296 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/26/2019
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4046P0286		
Reference 2	R-05-047/C 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		48,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X66	D 100	80,784	Avg-	50%	100%	100%	40,392
SLAB.....	1979	924	C 100	2,888	Avg-	69%	100%	100%	1,993
Frame Shed	1985	169	D 100	1,111	Avg-	72%	100%	100%	800
924 SFLA						Outbuilding Total			43,185

Accpt Land	48,200	**Accepted Bldg**	43,200	**Total**	91,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/18/2016
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B379790199		
Reference 2	R-03-024/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	49,525

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	336 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,638
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Above Average	Typical	137,543

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	116,912

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2005	97	C 105	7,990	Avg+	96%	100%	100%	7,670
Frame Shed	2005	50	C 100	382	Avg.	91%	100%	100%	348
1,057 SFLA						Outbuilding Total			8,018

Accpt Land	49,500	Accepted Bldg	124,900	Total	174,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/26/2013
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #2 TWIN OAKS SUBDIVISION PLAN
Reference 2	U-15A-007-002 B4716P0183
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,432 Sqft	Grade C 105	Base	175,875
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	178,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	164,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	24	C 105	939	Avg.	92%	100%	100%	864
Open Frame Porch	2015	128	C 105	3,702	Avg.	92%	100%	100%	3,406
Frame Garage	2015	624	C 105	23,082	Avg.	92%	100%	100%	21,235
Wood Deck	2015	128	C 105	1,911	Avg.	92%	100%	100%	1,758
1,432 SFLA						Outbuilding Total			27,263

Accpt Land	41,300	**Accepted Bldg**	191,800	**Total**	233,100

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1496P0004
Reference 2	U-01-050/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.14	Acres-Influence W Size Adj	21,875.00	3,063	100%		3,063
Total Acres 0.14				Land Total		221,813

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	600 Sqft	Grade B 95	Base	128,519
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Floor & Stairs			Attic	1,396
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,327
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	OLD TYPE	Old Type	Average	Typical	126,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	82,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1780	240	B 95	33,525	Avg.	65%	100%	100%	21,791
Open Frame Porch	1780	387	B 95	11,015	Avg.	65%	100%	100%	7,160
1.75 ST GARAGE..	1840	544	B 95	51,891	Avg.	65%	100%	100%	33,729
1,680 SFLA						Outbuilding Total			62,680

Accpt Land	221,800	Accepted Bldg	145,000	Total	366,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/20/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1969P0176 B3826P0084		
Reference 2	R-05-039/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.62	Acres-Rear Land 1-10	2,500.00	1,550	100%		1,550
Total Acres 1.62				Land Total		40,050

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 100	Base	123,519
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	123,519

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	79%	100%	95%	92,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1974	144	C 100	2,024	Avg.	79%	100%	95%	1,519
Wood Deck	1974	48	C 100	800	Avg.	79%	100%	95%	600
1.25 ST GARAGE..	1974	528	C 100	29,605	Avg.	76%	100%	95%	21,375
Frame Shed	1960	168	D 100	1,105	Poor	30%	100%	95%	315
Frame Shed	1960	170	D 100	1,118	Poor	30%	100%	95%	318
1,056 SFLA						Outbuilding Total			24,127

Accpt Land	40,100	**Accepted Bldg**	116,800	**Total**	156,900

Map/Lot: U07-018-A
Account: 1556 Card: 1 of 1 Location: 9 ROCKY RIDGE DRIVE

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/09/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1234P0077		
Reference 2	U-07-018/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12				Land Total		49,800

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 100	Base	150,656
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-8,573
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	146,343

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	134,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	368	C 100	9,601	Avg.	92%	100%	100%	8,833
Wood Deck	2021	32	C 100	595	Avg.	92%	100%	100%	547
1,288 SFLA						Outbuilding Total			9,380

Accpt Land	49,800	Accepted Bldg	144,000	Total	193,800

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/05/2018
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2189P0216		
Reference 2	R-06-008/A0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
0.01	Acres-Commercial Prime	52,500.00	525	100%		525
Total Acres 1.01				Land Total		52,963

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	629 Sqft	Grade B 95	Base	111,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,135
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	115,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	86,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	144	B 95	12,341	Avg+	75%	100%	100%	9,256
1.5 Story/BSMT	1890	380	B 95	46,912	Avg+	75%	100%	100%	35,184
1.50 ST BARN....	1890	912	C 100	45,571	Avg-	60%	45%	100%	12,304
1.75 ST GARAGE..	1990	900	C 100	78,581	Avg.	84%	100%	100%	66,008
Wood Deck	1990	80	C 100	1,208	Avg.	84%	100%	100%	1,015
Wood Deck	2021	96	C 100	1,411	Avg.	92%	100%	100%	1,298
1,815 SFLA						Outbuilding Total			125,065

Accpt Land	53,000	**Accepted Bldg**	211,400	**Total**	264,400

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/2001
Sale Price	22,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2638P0071		
Reference 2	U-07-016/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description

Ranch	One Story	1,446 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	188,478
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	198,553

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	178,698

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	180	C 110	5,328	Avg.	89%	100%	100%	4,742
1.25 ST GARAGE..	2001	1176	C 110	66,842	Avg.	89%	100%	100%	59,489
Frame Shed	1990	70	D 100	460	Poor	49%	100%	100%	225
Wood Deck	2002	216	C 110	3,236	Avg.	90%	100%	100%	2,912
1,446 SFLA							Outbuilding Total		67,368

Accpt Land	52,000	**Accepted Bldg**	246,100	**Total**	298,100

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.56	Acres-Rear Land 11-20	1,250.00	3,200	100%		3,200
Total Acres 13.56				Land Total		77,700

Accpt Land	77,700	**Accepted Bldg**	0	**Total**	77,700

Neighborhood	SOUTHWEST		
Zoning/Use	COMMERCIAL		
Topography	Level		
Utilities	All Public		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	U-10-025/01 0000000000		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1972	14X52	D 100	67,113	Avg-	40%	50%	100%	13,423
728 SFLA							Outbuilding Total		13,423

Accpt Land	0	**Accepted Bldg**	13,400	**Total**	13,400

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2426P0015 B4237P0257
Reference 2	U-10-025/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
Total Acres 1.00				Land Total		62,500

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	720 Sqft	Grade C 105	Base	85,902
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,610
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	TYPICAL	TYPICAL	Average	Typical	87,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	56,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1938	384	C 105	37,342	Avg.	65%	100%	100%	24,272
Encl Frame Porch	1938	168	C 105	7,672	Avg.	65%	100%	100%	4,987
Encl Frame Porch	1938	104	C 105	4,930	Avg.	65%	100%	100%	3,205
Frame Shed	1960	240	D 100	1,579	Poor	30%	100%	100%	474
12' Mobile Home	1985	12X55	D 100	60,278	Fair	30%	50%	100%	9,042
14' Mobile Home	2020	14X80	C 100	126,180	Avg.	90%	50%	100%	56,781
SLAB.....	2023	1480	C 100	4,625	Avg.	92%	100%	100%	4,255
2,884 SFLA						Outbuilding Total			103,016

Accpt Land	62,500	Accepted Bldg	159,900	Total	222,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2426P0015
Reference 2	U-10-025/00 0000000000
Tran/Land/Bldg	1 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X70	D 100	84,690	Avg.	52%	50%	100%	21,979
SLAB.....	2004	980	C 100	3,062	Avg.	91%	100%	100%	2,786
Wood Deck	2005	84	C 100	1,259	Avg.	91%	100%	100%	1,146
3,864 SFLA						Outbuilding Total			25,911

Accpt Land	0	**Accepted Bldg**	25,900	**Total**	25,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	62,500	159,900	222,400	62,500	159,900	222,400
2	0	25,900	25,900	0	25,900	25,900
TOTAL	62,500	185,800	248,300	62,500	185,800	248,300

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1180P0222		
Reference 2	U-11-005/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial 1-20	15,875.00	15,875	100%		15,875
3.92	Acres-Rear Land 1-10	2,500.00	9,800	100%		9,800
Total Acres 5.92				Land Total		184,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1990	1840	C 100	73,789	Avg.	84%	75%	100%	46,487
Frame Shed	2000	80	C 100	612	Avg.	89%	50%	100%	272
Wood Deck	1990	160	C 100	2,228	Avg.	84%	50%	100%	936
OFFICE MEZZ	1990	360	C 100	16,485	Avg.	84%	50%	100%	6,924
GARAGE FRAME ..	1960	800	D 100	29,328	Avg.	69%	50%	100%	10,118
Frame Shed	1960	63	D 100	415	Avg-	61%	50%	100%	126
WAREHOUSE WD....	1990	1380	C 100	64,247	Avg.	84%	50%	100%	26,984
PAVING.....	1990	5000	C 100	10,600	Avg.	84%	50%	100%	4,452
1.25 ST GARAGE..	2013	2000	C 100	100,390	Avg.	92%	75%	100%	69,269
							Outbuilding Total		165,568

Accpt Land	184,100	**Accepted Bldg**	165,600	**Total**	349,700

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	No Street
Reference 1	B1511P0324
Reference 2	U-11-005/A0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	142,500	142,500	95%		0
0.00	Acres-HS Size Adj	15,875.00	15,875	100%		0
0.00	Acres-Rear Land 1-10	15,875.00	15,875	100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 672 SFLA	1990	14X48	C 100	84,420	Avg.	58%	50%	100%	24,321
						Outbuilding Total			24,321

Accpt Land 0 **Accepted Bldg** 24,300 **Total** 24,300

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/19/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3620P0129		
Reference 2	U-06-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.50	Acres-HS Size Adj	4,500.00	2,250	100%		2,250
Total Acres 0.50				Land Total		47,250

Dwelling Description

Cape Cod	One & 1/2 Story	985 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	158,996
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-12,851
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,755
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Fair	Typical	143,390

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	60,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1800	24	C 105	939	Fair	42%	100%	100%	394
Open Frame Porch	1800	24	C 105	939	Fair	42%	100%	100%	394
Frame Shed	1800	352	C 105	2,828	Fair	42%	100%	100%	1,188
1,478 SFLA						Outbuilding Total			1,976

Accpt Land	47,300	**Accepted Bldg**	62,200	**Total**	109,500

Neighborhood	SOUTHWEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B4516P0209
Reference 2	U-11-5/01
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 108

Dwelling Description

Conventional	One Story	504 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Base	46,836
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	923
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-769
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	Old Type	Below Average	Inadeq.	46,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	99%	100%	26,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1970	12X64	D 100	67,851	Fair	30%	50%	100%	10,178
Frame Shed	2003	96	C 100	735	Avg.	90%	100%	100%	662
1,272 SFLA						Outbuilding Total			10,840

Accpt Land	0	Accepted Bldg	37,400	Total	37,400

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	No Street

Sale Data

Sale Date	08/01/1999
Sale Price	20,100
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2489P0164		
Reference 2	U-11-005/B0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	90%		3,375
1.12	Acres-Rear Land 1-10	2,500.00	2,800	100%		2,800
Total Acres 2.12					Land Total	41,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1973	14X60	C 100	100,080	Avg.	50%	50%	100%	25,020
14' Mobile Home	1986	14X56	C 100	94,860	Avg.	50%	50%	100%	23,715
1,624 SFLA							Outbuilding Total		48,735

Accpt Land	41,800	**Accepted Bldg**	48,700	**Total**	90,500

Map/Lot: R03-043-003
Account: 369 Card: 1 of 1 Location: 674 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2000
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2576P0229		
Reference 2	R-03-043/03 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07				Land Total		49,675

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	108,641
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,156
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,308
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	95,062

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	80,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1983	120	D 100	789	Avg.	80%	100%	100%	631
1,512 SFLA						Outbuilding Total			631

Accpt Land	49,700	**Accepted Bldg**	81,400	**Total**	131,100

Map/Lot: R07-061
Account: 990 Card: 1 of 1 Location: 180 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/16/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3590P0145 (11/05)		
Reference 2	R-07-061/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00				Land Total		67,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 100	Base	154,062
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	TYPICAL	TYPICAL	Below Average	Typical	154,062

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	98,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1959	64	D 100	5,192	Fair	46%	100%	100%	2,388
Frame Garage	1959	80	D 100	5,585	Fair	46%	100%	100%	2,569
1,344 SFLA						Outbuilding Total			4,957

Accpt Land	67,500	**Accepted Bldg**	103,600	**Total**	171,100

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/25/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2343P0246		
Reference 2	R-07-062/00		
Tran/Land/Bldg	1 8 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00				Land Total		80,000

Accpt Land	80,000	**Accepted Bldg**	0	**Total**	80,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/15/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1519P0021		
Reference 2	R-01-002/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.80	Acres-Rear Land 1-10	2,500.00	7,000	100%		7,000
Total Acres 3.80					Land Total	56,500

Dwelling Description

Conventional	One & 1/2 Story	1,008 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	170,457
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,810
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	178,267

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	164,006

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2019	320	C 110	27,614	Avg.	92%	100%	100%	25,405
BSMT	2019	320	C 110	5,386	Avg.	92%	100%	100%	4,955
1,832 SFLA							Outbuilding Total		30,360

Accpt Land	56,500	**Accepted Bldg**	194,400	**Total**	250,900

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1237P0142
Reference 2	U-10-001/A0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650
Total Acres 1.26					Land Total	41,900

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,188 Sqft	Grade D 105	Base	89,629
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,281
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,847
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,188	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	79,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	72,859

Accpt Land	41,900	Accepted Bldg	72,900	Total	114,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/01/1994
Sale Price	5,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1960P0256		
Reference 2	R-07-042/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 11.00				Land Total		26,250

Accpt Land	26,300	**Accepted Bldg**	0	**Total**	26,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	B1820P0224
Reference 2	R-07-044/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00				Land Total		62,875

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,178 Sqft	Grade B 100	Base	292,166
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-4,809
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Above Average	Typical	292,256

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	219,192

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	256	D 100	1,685	Fair	46%	100%	100%	775
Frame Shed	1960	288	D 100	1,895	Fair	46%	100%	100%	872
Frame Shed	1960	144	D 100	948	Poor	30%	100%	100%	284
Encl Frame Porch	1800	108	B 100	5,588	Avg+	75%	100%	100%	4,191
2,356 SFLA						Outbuilding Total			6,122

Accpt Land	62,900	Accepted Bldg	225,300	Total	288,200

Map/Lot: R07-061-001
Account: 991 Card: 1 of 1 Location: 176 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R-07-061/01 0000000000
Tran/Land/Bldg	9 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X66	D 100	80,784	Avg-	40%	50%	100%	16,157
Frame Garage	1985	144	D 100	7,151	Poor	46%	100%	100%	3,289
924 SFLA							Outbuilding Total		19,446

Accpt Land 0 **Accepted Bldg** 19,400 **Total** 19,400

Map/Lot: R07-007
Account: 2002 Card: 1 of 1 Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1820P02224
Reference 2	R-7-7
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.00	Acres-Rear Land 11-20	1,250.00	10,000	100%		10,000
Total Acres 19.00				Land Total		80,375

Accpt Land 80,400 **Accepted Bldg** 0 **Total** 80,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/15/2002
Sale Price	22,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2948P0173 11/02		
Reference 2	R-3-26/A		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.21	Acres-Rear Land 1-10	2,500.00	13,025	100%		13,025
Total Acres 6.21					Land Total	62,525

Dwelling Description

Ranch	One Story	1,404 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	179,415
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	184,069

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	165,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	576	C 100	20,616	Avg.	90%	100%	100%	18,554
Frame Shed	2004	120	C 100	918	Avg.	91%	100%	100%	835
Wood Deck	2005	120	C 100	1,718	Avg.	91%	100%	100%	1,563
1,404 SFLA							Outbuilding Total		20,952

Accpt Land	62,500	**Accepted Bldg**	186,600	**Total**	249,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1820P0222
Reference 2	R-07-007/A00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.00	Acres-Rear Land 11-20	1,250.00	3,750	100%		3,750
Total Acres 14.00				Land Total		74,125

Accpt Land 74,100 **Accepted Bldg** 0 **Total** 74,100

Map/Lot: U15A-007-B-1-1
Account: 1971 Card: 1 of 3 Location: 506 OLD BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/16/2020
Sale Price	307,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3907P0119 B4086P0218		
Reference 2	U-15A-7B1/1 LOT 1/1 COASTAL COMMONS		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.91	Acres-Commercial 1-20	15,875.00	14,446	100%		14,446
Total Acres 1.91				Land Total		172,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	2009	2400	D 100	207,166	Avg+	97%	100%	100%	200,951
SELF SERVE FOOD	2009	2009	C 100	127,427	Good	98%	100%	100%	124,878
Open Frame Porch	2009	600	C 100	15,474	Avg.	92%	100%	100%	14,236
Frame Shed	2009	225	C 100	1,721	Avg.	92%	100%	100%	1,583
Wood Deck	2009	651	C 100	8,488	Avg.	92%	100%	100%	7,809
Frame Shed	2009	225	C 105	1,808	Avg.	92%	100%	100%	1,663
Frame Shed	2009	384	C 105	3,085	Avg.	92%	100%	100%	2,838
Frame Shed	2009	60	C 100	459	Avg.	92%	100%	100%	422
Frame Shed	2009	160	C 100	1,224	Avg.	92%	100%	100%	1,126
						Outbuilding Total			355,506

Land	173,500	**Bldg Override**	351,000	**Total**	524,500

Map/Lot: U15A-007-B-1-1
Account: 1971 Card: 2 of 3 Location: 506 OLD BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/16/2020
Sale Price	307,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3907P0119 B4086P0218		
Reference 2	U-15A-7B1/1 LOT 1/1 COASTAL COMMONS		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2009	200	C 100	1,530	Avg.	92%	100%	100%	1,408
Wood Deck	2020	1238	B 100	18,369	Avg.	92%	100%	100%	16,899
ONE STORY FRAME	2009	195	D 100	13,156	Avg.	92%	100%	100%	12,104
Open Frame Porch	2020	40	D 100	1,118	Avg.	92%	100%	100%	1,029
Frame Shed	2009	49	C 100	375	Avg.	92%	100%	100%	345
Frame Shed	2009	48	C 100	368	Avg.	92%	100%	100%	339
Frame Shed	2009	64	C 100	490	Avg.	92%	100%	100%	451
Frame Shed	2009	120	C 100	918	Avg.	92%	100%	100%	845
Frame Shed	2009	240	C 100	1,836	Avg.	92%	100%	100%	1,689
Wood Deck	2011	392	C 100	5,185	Avg.	92%	100%	100%	4,770
195 SFLA							Outbuilding Total		39,879

Accpt Land	0	**Bldg Override**	33,800	**Total**	33,800

Map/Lot: U15A-007-B-1-1
Account: 1971 Card: 3 of 3 Location: 506 OLD BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/16/2020
Sale Price	307,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3907P0119 B4086P0218
Reference 2	U-15A-7B1/1 LOT 1/1 COASTAL COMMONS
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2013	1124	C 100	88,178	Good	98%	100%	100%	86,414
Open Frame Porch	2013	175	C 100	4,716	Avg.	92%	100%	100%	4,339
1.50 ST GARAGE.. 1,319 SFLA	0			- - - - S O U N D V A L U E - - - -					6,000
						Outbuilding Total			96,753

Accpt Land	0	**Bldg Override**	83,300	**Total**	83,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	172,800	355,500	528,300	173,500	351,000	524,500
2	0	39,900	39,900	0	33,800	33,800
3	0	96,800	96,800	0	83,300	83,300
TOTAL	172,800	492,200	665,000	173,500	468,100	641,600

Name: GRUNDY, JOHN EDWARD & CHRISTINE GAIL
WELSH, REBEKKAH V, GRUNY, IVALOE T,

Map/Lot: R07-090-005

Account: 1048 Card: 1 of 1 Location: 25 FREEDOM SONG LANE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/23/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0945P0218		
Reference 2	R-07-090/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00					Land Total	72,500

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	998 Sqft	Grade B 95	Base	193,729
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	205,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	164,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	350	B 95	29,998	Avg.	80%	100%	100%	23,998
Wood Deck	1978	472	B 95	6,780	Avg.	80%	100%	100%	5,424
Wood Deck	2006	60	B 95	1,040	Avg.	80%	100%	100%	832
Wood Deck	2006	48	B 95	874	Avg.	80%	100%	100%	699
1.75 ST GARAGE..	1978	624	B 95	59,522	Avg.	80%	100%	100%	47,618
Frame Garage	2006	144	C 100	8,315	Avg.	92%	100%	100%	7,650
Frame Shed	2011	144	C 100	1,101	Avg.	92%	100%	100%	1,013
2,096 SFLA						Outbuilding Total			87,234

Accpt Land	72,500	**Accepted Bldg**	251,500	**Total**	324,000

Map/Lot: R04-011-B1-001
Account: 2272 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/27/2006
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	R-4-11/B1/001		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWER.....	2002	808	C 100	185,500	Avg.	90%	100%	100%	166,950
UTILITY BLDG....	2002	240	B 100	23,649	Avg.	90%	100%	100%	21,284
UTILITY BLDG....	2006	330	C 100	26,288	Avg.	92%	100%	100%	24,185
							Outbuilding Total		212,419

Accpt Land	0	**Accepted Bldg**	212,400	**Total**	212,400

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B1247P0230
Reference 2	R-04-012/D0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	39,250

Dwelling Description **Replacement Cost New**

Colonial	Two Story	786 Sqft	Grade B 95	Base	171,727
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-6,097
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,524
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	160,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	134,716

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	120	C 100	9,414	Avg.	82%	100%	100%	7,719
Open Frame Porch	1986	72	C 100	2,109	Avg.	82%	100%	100%	1,729
1SFr Overhang	1986	32	C 100	2,510	Avg.	82%	100%	100%	2,058
Wood Deck	1986	132	C 100	1,870	Avg.	82%	100%	100%	1,533
Frame Garage	1986	396	C 100	15,491	Avg.	82%	100%	100%	12,703
1,724 SFLA							Outbuilding Total		25,742

Accpt Land	39,300	Accepted Bldg	160,500	Total	199,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/18/2021
Sale Price	685,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3518P0222 (07/05)		
Reference 2	U-02-040/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
1.12	Acres-Waterfront Rear	16,250.00	18,200	100%		18,200
Total Acres 2.12				Land Total		313,513

Dwelling Description **Replacement Cost New**

Traditional	Two Story	1,280 Sqft	Grade A 100	Base	336,286
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,514
Attic	Floor & Stairs			Attic	3,653
FirePlaces	4			Fireplace	17,154
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1855	0	TYPICAL	TYPICAL	Average	Typical	366,607

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	238,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1855	84	A 100	3,232	Avg.	65%	100%	100%	2,101
Encl Frame Porch	1855	77	A 100	4,815	Avg.	65%	100%	100%	3,130
ONE STORY FRAME	2003	286	A 100	30,065	Avg.	65%	100%	100%	19,542
Wood Deck	1855	66	A 100	1,379	Avg.	65%	100%	100%	896
2 STORY SHED....	1855	650	A 100	8,710	Avg.	65%	100%	100%	5,662
Encl Frame Porch	1855	64	A 100	4,104	Avg.	65%	100%	100%	2,668
2,846 SFLA						Outbuilding Total			33,999

Accpt Land	313,500	**Accepted Bldg**	272,300	**Total**	585,800

Map/Lot: R02-026
Account: 231 Card: 1 of 1 Location: 489 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/20/2009
Sale Price	221,550
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4226P0311		
Reference 2	R-02-026/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
8.67	Acres-Rear Land 1-10	2,500.00	21,675	100%		21,675
Total Acres 9.67					Land Total	71,175

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,056 Sqft	Grade B 100	Base	238,098
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2005	TYPICAL	TYPICAL	Above Average	Typical	247,896

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	210,712

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	136	B 100	2,210	Avg+	85%	100%	100%	1,878
Frame Shed	2002	280	C 100	2,142	Avg.	90%	100%	100%	1,928
2,112 SFLA							Outbuilding Total		3,806

Accpt Land	71,200	**Accepted Bldg**	214,500	**Total**	285,700

Map/Lot: R04-002-010
Account: 2603 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #10

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/16/2021
Sale Price	5,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Related Parties

Reference 1			
Reference 2	R-04-002-010		
Tran/Land/Bldg	0 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X77	D 100	91,526	Avg-	40%	50%	100%	18,305
Wood Deck	2015	48	D 100	688	Avg.	92%	100%	100%	633
1,078 SFLA							Outbuilding Total		18,938

Accpt Land	0	**Accepted Bldg**	18,900	**Total**	18,900

Name: GUPTILL, KIM E
GUPTILL, ANDREA

Map/Lot: R04-002-019

Account: 39 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #19

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/27/2023
Sale Price	21,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-019	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1996	14X68	D 100	82,737	Avg.	69%	50%	100%	28,564
Wood Deck	1996	112	D 100	1,389	Avg-	77%	100%	100%	1,070
Frame Shed	1996	80	C 100	612	Avg-	77%	100%	100%	471
Frame Shed	1996			- - - - S O U N D V A L U E - - - -					1,200
952 SFLA						Outbuilding Total			31,305

Accpt Land	0	**Accepted Bldg**	31,300	**Total**	31,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/27/2017
Sale Price	183,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4491P0290		
Reference 2	U-10-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31				Land Total		46,150

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	880 Sqft	Grade C 105	Base	102,933
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	748 Sqft, Grade C	Basement Gar	None	Fin Bsmt	43,719
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	156,335

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	121,941

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1973	307	D 100	3,528	Avg.	75%	100%	100%	2,646
Wood Deck	1973	144	D 100	1,740	Avg.	75%	100%	100%	1,305
1SFr Overhang	1973	34	C 105	2,801	Avg.	78%	100%	100%	2,185
Frame Garage	1973	576	C 100	20,616	Avg.	75%	100%	100%	15,462
1SFr Overhang	1973	34	C 105	2,801	Avg.	78%	100%	100%	2,185
Canopy	2015			- - - - S O U N D V A L U E - - - -					500
948 SFLA						Outbuilding Total			24,283

Accpt Land	46,200	**Accepted Bldg**	146,200	**Total**	192,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/06/2020
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1132P0157		
Reference 2	R-05-094/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.87	Acres-Rear Land 1-10	2,500.00	4,675	100%		4,675
Total Acres 2.87				Land Total		49,363

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,242 Sqft	Grade C 105	Base	145,275
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	993 Sqft, Grade C	Basement Gar	None	Fin Bsmt	58,038
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,948
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Average	Typical	216,734

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	166,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1969	15	C 105	1,235	Avg.	77%	100%	100%	951
Frame Garage	1969	888	C 100	29,501	Fair	51%	100%	100%	15,046
Frame Shed	1969	96	C 100	735	Avg-	65%	100%	100%	478
Wood Deck	2002	176	C 100	2,431	Avg.	90%	100%	100%	2,188
1SFr Overhang	1969	24	C 105	1,976	Avg.	77%	100%	100%	1,522
1,281 SFLA						Outbuilding Total			20,185

Accpt Land	49,400	**Accepted Bldg**	187,100	**Total**	236,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1099P0194
Reference 2	R-03-001/D0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00					Land Total	64,500

Dwelling Description **Replacement Cost New**

Other	One & 3/4 Story	786 Sqft	Grade B 100	Base	134,033
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-11,231
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Above Average	Typical	127,701

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	113,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1983	213	B 100	19,216	Avg+	89%	100%	100%	17,102
Wood Deck	1983	480	D 100	5,425	Avg-	71%	100%	100%	3,852
Wood Deck	2009	264	C 100	3,554	Avg.	92%	100%	100%	3,270
Frame Shed	1984	208	C 100	1,591	Avg.	81%	100%	100%	1,289
Unfin Basement	1996	720	C 100	3,600	Avg.	87%	100%	100%	3,132
Open Frame Porch	2001	300	C 100	7,880	Avg.	89%	100%	100%	7,013
2 STORY GARAGE	2204	720	B 100	47,154	Avg+	89%	100%	100%	41,967
Open Frame Porch	2004	112	C 100	3,121	Avg.	91%	100%	100%	2,840
ONE STORY FRAME	2004	192	C 100	15,062	Avg.	91%	100%	100%	13,706
Wood Deck	2009	32	C 100	595	Avg.	92%	100%	100%	547
1,781 SFLA							Outbuilding Total		94,718

Accpt Land 64,500 **Accepted Bldg** 208,400 **Total** 272,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	10/08/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4830P0242		
Reference 2	R-06-026/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.58	Acres-Rear Land 1-10	2,500.00	1,450	100%		1,450
Total Acres 1.58					Land Total	50,950

Dwelling Description **Replacement Cost New**

Conventional	One Story	792 Sqft	Grade C 105	Base	92,639
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,758
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	99,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	90%	100%	66,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	64	D 100	421	Avg-	65%	100%	100%	274
Frame Shed	1990	143	D 100	940	Avg-	74%	100%	100%	696
Frame Shed	1980	160	D 100	1,052	Avg-	70%	100%	100%	736
792 SFLA							Outbuilding Total		1,706

Accpt Land	51,000	**Accepted Bldg**	67,900	**Total**	118,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2739P0315
Reference 2	R-02-038/G0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	50,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	131,005

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	110,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	265	C 100	3,566	Avg.	88%	100%	100%	3,138
AB.GR. POOL.....	1988	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2012	96	C 100	735	Avg.	92%	100%	100%	676
1,120 SFLA							Outbuilding Total		5,052

Accpt Land	50,300	Accepted Bldg	115,100	Total	165,400

Map/Lot: R05-110
Account: 742 Card: 1 of 1 Location: 247 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Tree Growth	2009
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/27/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1748P0222		
Reference 2	R-05-110/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
9.50	Acres-Mixed Wood	393.00	3,734	100%		3,734
8.30	Acres-Hardwood	255.00	2,117	100%		2,117
Total Acres 20.60				Land Total		55,039

Accpt Land	55,000	**Accepted Bldg**	0	**Total**	55,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	01/27/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0514P0405		
Reference 2	U-01-079/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.20	Acres-Influence W Size Adj	21,875.00	4,375	100%		4,375
Total Acres 0.20					Land Total	223,125

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,912 Sqft	Grade B 95	Base	232,697
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	240,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	221,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2022	140	B 95	6,735	Avg.	92%	100%	100%	6,196
Wood Deck	2022	364	B 95	5,275	Avg.	92%	100%	100%	4,853
1,912 SFLA						Outbuilding Total			11,049

Accpt Land	223,100	**Accepted Bldg**	232,300	**Total**	455,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1457P0112
Reference 2	R-07-073/04 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		41,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	952 Sqft	Grade B 95	Base	167,999
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	172,653

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	146,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	264	B 95	3,882	Avg.	85%	100%	100%	3,300
AB.GR. POOL.....	1989	1	C 100	1,250	Avg.	99%	100%	100%	1,238
BSMT ENTRY.....	1989	42	B 95	701	Avg.	85%	100%	100%	596
1.50 S Barn	2012	384	B 100	21,712	Avg.	92%	100%	100%	19,975
1,666 SFLA						Outbuilding Total			25,109

Accpt Land	41,500	Accepted Bldg	171,900	Total	213,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/23/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
3.39	Acres-Rear Land 1-10	2,500.00	8,475	100%		8,475
Total Acres 4.39					Land Total	53,163

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,512 Sqft	Grade C 105	Base	185,700
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	193,155

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	177,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1	336	D 100	2,210	Avg-	57%	100%	100%	1,260
Wood Deck	2018	192	C 105	2,766	Avg.	92%	100%	100%	2,545
Res. Greenhouse	2021			- - - - S O U N D V A L U E - - - -					8,640
1,512 SFLA						Outbuilding Total			12,445

Accpt Land	53,200	Accepted Bldg	190,100	Total	243,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/23/2005
Sale Price	410,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B3486P0269		
Reference 2	U-01-159/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
0.23	Acres-Rear Land 1-10	2,500.00	575	100%		575
Total Acres 1.23					Land Total	241,200

Dwelling Description

				Replacement Cost New	
Other	Three Story	1,728 Sqft	Grade AA100	Base	531,697
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	17	HEARTH			
Bedrooms	10	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	13,206
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,892
Insulation	Minimal			Insulation	-14,262
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1824	0	OLD TYPE	Old Type	Average	Typical	540,533

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	65%	90%	100%	316,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1920	759	A 110	158,892	Good	80%	90%	100%	114,403
ONE STORY FRAME	1920	173	A 110	20,005	Fair	42%	90%	100%	7,562
Encl Frame Porch	1920	96	A 110	6,439	Fair	42%	100%	100%	2,704
Open Frame Porch	1920	128	A 110	5,198	Fair	42%	100%	100%	2,183
Open Frame Porch	1824	40	A 110	1,915	Fair	42%	100%	100%	804
6,875 SFLA							Outbuilding Total		127,656

Accpt Land	241,200	**Accepted Bldg**	443,900	**Total**	685,100

Map/Lot: U09-010-001
Account: 1581 Card: 1 of 1 Location: 40 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	U-09-010/01 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/26/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4667P0169		
Reference 2	U-09-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.46	Acres-HS Size Adj	3,750.00	1,725	100%		1,725
Total Acres 0.46				Land Total		39,225

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	560 Sqft	Grade B 95	Base	109,046
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	113,700

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	104,604

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT		2013	336	B 95	41,480	Avg.	92%	100%	100%	38,162
Wood Deck		2015	242	C 100	3,272	Avg.	92%	100%	100%	3,010
Wood Deck		2015	128	C 100	1,820	Avg.	92%	100%	100%	1,674
Jacuzzi	#	2015	1	C 100	4,500	Avg.	92%	100%	100%	4,140
Frame Shed		2019			----SOUND VALUE----					400
1,624 SFLA							Outbuilding Total			47,386

Accpt Land	39,200	Accepted Bldg	152,000	Total	191,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/26/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3517P0246 (07/05)		
Reference 2	U-09-011/00 2123956121		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Restrictio	18,750
0.25	Acres-HS Size Adj	3,750.00	938	100%		938
Total Acres 0.25				Land Total		19,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Masonry Shed	1960	306	B 100	3,699	Avg.	69%	100%	100%	2,552
						Outbuilding Total			2,552

Accpt Land	19,700	**Accepted Bldg**	2,600	**Total**	22,300

Map/Lot: U09-008-001
Account: 1575 Card: 1 of 1 Location: 34 HAGGETT ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved
Reference 1	B1218P0178 B4236P0245
Reference 2	U-09-008/01 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.93	Acres-Rear Land 1-10	2,500.00	2,325	100%		2,325
Total Acres 1.93					Land Total	43,575

Dwelling Description **Replacement Cost New**

Colonial	Two Story	904 Sqft	Grade B 95	Base	193,635
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	196,738

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	163,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	228	B 95	23,070	Avg.	83%	100%	100%	19,148
1SFr Overhang	1985	662	B 95	56,738	Avg.	83%	100%	100%	47,093
Frame Garage	1985	484	B 95	19,662	Avg.	83%	100%	100%	16,319
Wood Deck	1985	573	C 100	7,494	Avg.	81%	100%	100%	6,070
Open Frame Porch	1985	8	B 95	535	Avg.	83%	100%	100%	444
Wood Deck	1985	164	B 95	2,489	Avg.	83%	100%	100%	2,066
2,698 SFLA							Outbuilding Total		91,140

Accpt Land 43,600 **Accepted Bldg** 254,400 **Total** 298,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1897P0101
Reference 2	U-09-008/03 0000000000
Tran/Land/Bldg	1 1 16
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.88	Acres-Rear Land 1-10	2,500.00	2,200	100%		2,200
Total Acres 1.88					Land Total	43,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	960	C 100	69,208	Avg.	91%	100%	100%	62,979
								Outbuilding Total	62,979

Accpt Land	43,500	**Accepted Bldg**	63,000	**Total**	106,500

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/15/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1288P0118		
Reference 2	U-01-068/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%	Restrictio	273,438
0.30	Acres-Influence W Size Adj	21,875.00	6,563	100%		6,563
Total Acres 0.30				Land Total		280,001

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 105	Base	132,643
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,702
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Above Average	Typical	137,345

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	118,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	468	C 105	6,462	Avg+	86%	100%	100%	5,557
Frame Shed	1982	64	D 100	421	Poor	44%	100%	100%	185
1SFr Overhang	1973	40	C 105	3,295	Avg+	86%	100%	100%	2,834
Wood Deck	2014	48	C 100	800	Avg.	92%	100%	100%	736
1,120 SFLA						Outbuilding Total			9,312

Accpt Land	280,000	**Accepted Bldg**	127,400	**Total**	407,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1218P0180
Reference 2	U-09-008/02 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.83	Acres-Rear Land 1-10	2,500.00	2,075	100%		2,075
Total Acres 1.83				Land Total		43,325

Accpt Land 43,300 **Accepted Bldg** 0 **Total** 43,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/26/2010
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2634P0244		
Reference 2	U-01-011/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	665	B 100	142,995	Avg.	65%	100%	100%	92,947
						Outbuilding Total			92,947

Accpt Land	0	**Accepted Bldg**	92,900	**Total**	92,900

Map/Lot: R01-029-A
Account: 101 Card: 1 of 1 Location: 39 MOUNTAIN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/22/2018
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3624P0056 (01/06)		
Reference 2	R-01-029/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2005	1064	C 100	3,325	Avg-	81%	100%	100%	2,693
14' Mobile Home	2005	14X76	D 100	90,549	Avg-	81%	50%	100%	36,446
Wood Deck	2008	96	C 100	1,411	Avg.	92%	100%	100%	1,298
Wood Deck	2008	160	C 100	2,228	Avg.	92%	100%	100%	2,050
Frame Shed	2010	144	C 100	1,101	Avg.	92%	100%	100%	1,013
1,064 SFLA								Outbuilding Total	43,500

Accpt Land	49,500	**Accepted Bldg**	43,500	**Total**	93,000

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/27/2021
Sale Price	136,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1769P0230		
Reference 2	U-18-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
Total Acres 1.00				Land Total		62,500

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base	118,172
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	32,290
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	153,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	125,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1982	48	C 100	800	Avg.	82%	100%	100%	656
ONE STORY FRAME	1982	264	C 100	20,711	Avg.	82%	100%	100%	16,983
Wood Deck	1982	192	C 100	2,635	Avg.	82%	100%	100%	2,161
1SFr Overhang	1982	68	C 100	5,335	Avg.	82%	100%	100%	4,375
Frame Shed	1982	520	D 100	3,421	Fair	58%	100%	100%	1,984
1,372 SFLA						Outbuilding Total			26,159

Accpt Land	62,500	**Accepted Bldg**	151,900	**Total**	214,400

Map/Lot: R04-002-C
Account: 478 Card: 1 of 1 Location: 948 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/07/2005
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3243P0157 (03/04)		
Reference 2	R-04-002/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description **Replacement Cost New**

Colonial	Two Story	868 Sqft	Grade B 95	Base	189,642
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	204,371

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	169,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	168	C 100	13,180	Avg.	83%	100%	100%	10,939
Frame Garage	1988	638	C 100	22,382	Avg.	83%	100%	100%	18,577
Open Frame Porch	1988	140	C 100	3,830	Avg.	83%	100%	100%	3,179
Wood Deck	1988	256	C 100	3,451	Avg.	83%	100%	100%	2,864
Frame Shed	1988	80	D 100	526	Fair	62%	100%	100%	326
1SFr Overhang	1988	110	C 100	8,630	Avg.	83%	100%	100%	7,163
2,014 SFLA							Outbuilding Total		43,048

Accpt Land	52,000	**Accepted Bldg**	212,700	**Total**	264,700

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/27/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3844P0083		
Reference 2	R-05-054/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15					Land Total	48,500

Accpt Land	48,500	**Accepted Bldg**	0	**Total**	48,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	W-014 0000000000
Tran/Land/Bldg	9 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	1991	16X72	D 100	100,134	Avg-	49%	50%	100%	24,533
Wood Deck	2005	128	D 100	1,565	Avg-	81%	100%	100%	1,268
SLAB.....	1991	1672	C 100	5,225	Avg.	84%	100%	100%	4,389
Frame Shed	2019	144	D 100	948	Avg.	92%	100%	100%	872
1,152 SFLA							Outbuilding Total		31,062

Accpt Land	0	**Accepted Bldg**	31,100	**Total**	31,100

Map/Lot: U23-026
Account: 1922 Card: 1 of 1 Location: 42 OAK RIDGE DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	07/27/2012
Sale Price	160,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4552P0100		
Reference 2	U-23-026/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.73	Acres-HS Size Adj	3,750.00	2,738	100%		2,738
Total Acres 0.73				Land Total		40,238

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	832 Sqft	Grade B 95	Base	181,777
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	186,431

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	154,738

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	192	B 95	2,879	Avg.	83%	100%	100%	2,390
Frame Shed	1985	36	B 95	300	Avg.	83%	100%	100%	249
1,664 SFLA						Outbuilding Total			2,639

Accpt Land	40,200	**Accepted Bldg**	157,400	**Total**	197,600

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2000
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2555P0185 4/00		
Reference 2	U-21-001/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.70	Acres-Commercial 1-20	15,875.00	11,113	100%		11,113
Total Acres 1.70				Land Total		169,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT FINISHED...	1970	1100	D 100	50,539	Avg-	65%	100%	100%	32,850
OFFICE WOOD.....	0	2508	C 100	166,846	Avg-	57%	100%	100%	95,102
OFFICE WOOD.....	0	48	C 100	3,193	Avg-	57%	100%	100%	1,820
Wood Deck	0	288	C 100	3,860	Poor	25%	100%	100%	965
						Outbuilding Total			130,737

Accpt Land	169,500	**Accepted Bldg**	130,700	**Total**	300,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	01/22/2016
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #10 TWIN OAKS SUBDIVISION		
Reference 2	U-15A-007-010		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		41,275

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,694 Sqft	Grade C 105	Base	208,053
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,679
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	193,320

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	177,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2016	529	C 105	20,242	Avg.	92%	100%	100%	18,623
Wood Deck	2016	100	D 100	1,258	Avg.	92%	100%	100%	1,157
Open Frame Porch	2018	120	C 105	3,490	Avg.	92%	100%	100%	3,211
1,694 SFLA						Outbuilding Total			22,991

Accpt Land	41,300	**Accepted Bldg**	200,800	**Total**	242,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2019			- - - - S O U N D V A L U E - - - -					12,900
							Outbuilding Total		12,900

Accpt Land	0	**Accepted Bldg**	12,900	**Total**	12,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1261P0081
Reference 2	R-05-044/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.72	Acres-HS Size Adj	4,375.00	3,150	100%		3,150
Total Acres 0.72				Land Total		46,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,032 Sqft	Grade C 100	Base	120,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	120,712

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	95%	74,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST BARN....	2005	324	C 100	24,751	Avg.	91%	100%	95%	21,397
Wood Deck	2006	352	C 100	4,675	Avg.	65%	100%	95%	2,887
Frame Shed	2024			----SOUND VALUE----					2,000
1,032 SFLA						Outbuilding Total			26,284

Accpt Land 46,900 **Accepted Bldg** 100,800 **Total** 147,700

Map/Lot: U13-031-002
Account: 1722 Card: 1 of 1 Location: 16 WARD BROOK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/01/1996
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2150P0339 B4750P0290		
Reference 2	U-13-031/02 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
0.52	Acres-HS Size Adj	3,750.00	1,950	100%		1,950
Total Acres 0.52					Land Total	58,200

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	117,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	101,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1992	64	C 100	490	Avg.	85%	100%	100%	416
Wood Deck	1998	200	C 100	2,738	Avg.	88%	100%	100%	2,409
Frame Shed	2002	192	C 100	1,469	Avg.	90%	100%	100%	1,322
960 SFLA						Outbuilding Total			4,147

Accpt Land	58,200	**Accepted Bldg**	105,500	**Total**	163,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	03/29/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1704P0257		
Reference 2	R-01-029/D0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	90%		4,050
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		51,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	48	C 100	800	Avg.	100%	100%	100%	800
Frame Shed	1994	208	C 100	1,591	Avg.	86%	100%	100%	1,368
14' Mobile Home	1994	14X76	C 100	120,960	Avg.	65%	50%	100%	39,456
1,064 SFLA							Outbuilding Total		41,624

Accpt Land	51,600	**Bldg Override**	41,600	**Total**	93,200

Map/Lot: U02-003
Account: 1313 Card: 1 of 1 Location: 20 HODGE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/20/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4028P0191 B4595P0275		
Reference 2	U-02-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.09	Acres-Rear Land 1-10	2,500.00	2,725	100%		2,725
Total Acres 2.09					Land Total	119,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	448 Sqft	Grade C 95	Base	65,428
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-2,125
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Below Average	Typical	63,303

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	36,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	78	C 95	5,812	Avg-	57%	100%	100%	3,313
Wood Deck	1980	56	C 95	856	Avg-	57%	100%	100%	488
Frame Shed	1890	143	C 95	1,039	Avg-	57%	100%	100%	592
Frame Shed	1920	540	D 100	3,552	Poor	25%	100%	100%	888
ONE STORY FRAME	1890	54	C 95	4,025	Avg-	57%	100%	100%	2,294
804 SFLA							Outbuilding Total		7,575

Accpt Land	119,600	Accepted Bldg	43,700	Total	163,300

Map/Lot: U02-004
Account: 1314 Card: 1 of 1 Location: OFF HODGE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Private

Sale Data

Sale Date	11/20/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4028P0191 B4595P0275		
Reference 2	U-02-004/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Accpt Land	**Accepted Bldg**	**Total**
0	0	0

Neighborhood	YOUNG'S POINT W/O WATER
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/07/2008
Sale Price	525,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3975P0035		
Reference 2	R-9-7/D		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	131,250	131,250	85%	Restrictio	111,563
1.00	Acres-Influence W Size Adj	13,125.00	13,125	100%		13,125
0.64	Acres-Waterfront Rear	16,250.00	10,400	100%		10,400
Total Acres 1.64					Land Total	135,088

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	One Story	1,876 Sqft	Grade B 105	Base	252,349
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	4		
Baths	2	Half Baths	1	Plumbing	15,432
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Good	Typical	275,487

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	267,222

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	2004	644	B 105	43,086	Good	97%	100%	100%	41,793
Open Frame Porch	2004	108	B 105	3,646	Good	97%	100%	100%	3,537
Wood Deck	2004	548	B 105	8,664	Good	97%	100%	100%	8,404
1.5 Story/BSMT	2004	280	B 105	38,205	Good	97%	100%	100%	37,059
2,296 SFLA						Outbuilding Total			90,793

Accpt Land	135,100	**Accepted Bldg**	358,000	**Total**	493,100

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/07/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3975P0035		
Reference 2	R-9-7/B2		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	20%	Size/Shape	0
1.00	Acres-Base Waterfront	13,125.00	13,125	90%	Topography	0
1.00	Acres-Base Waterfront	16,250.00	10,400	33%	Fract. Sha	12,994
0.63	Acres-Shallow WF Size Adj	21,875.00	13,781	100%		0
0.63	Acres-Shallow WF Size Adj	255.00	2,117	33%	Fract. Sha	4,548
Total Acres 0.63					Land Total	17,542

Accpt Land	17,500	**Accepted Bldg**	0	**Total**	17,500

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B3185P0022 (11/03)
Reference 2	R-9-7/B3
Tran/Land/Bldg	9 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	20%	Size/Shape	0
1.00	Acres-Base Waterfront	13,125.00	13,125	90%	Topography	0
1.00	Acres-Base Waterfront	16,250.00	10,400	33%	Fract. Sha	12,994
0.63	Acres-Shallow WF Size Adj	21,875.00	13,781	100%		0
0.63	Acres-Shallow WF Size Adj	255.00	2,117	33%	Fract. Sha	4,548
Total Acres 0.63					Land Total	17,542

Accpt Land	17,500	**Accepted Bldg**	0	**Total**	17,500

Map/Lot: U20-001-003
Account: 2262 Card: 1 of 1 Location: 112/3 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/12/2013
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BLD #5		
Reference 2	U-20-001/003		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2001			- - - - S O U N D	V A L U E - - - -				32,800
							Outbuilding Total		32,800

Accpt Land	0	**Accepted Bldg**	32,800	**Total**	32,800

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/14/2014
Sale Price	162,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4757P0250		
Reference 2	U-10-028/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.46	Acres-HS Size Adj	6,250.00	2,875	100%		2,875
Total Acres 0.46				Land Total		59,125

Dwelling Description

				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade C 100	Base	115,565
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	240 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,359
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	1993	TYPICAL	TYPICAL	Average	Typical	133,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	101,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1993	140	C 100	10,982	Avg.	85%	100%	100%	9,335
Wood Deck	1989	120	C 100	1,718	Avg.	83%	100%	100%	1,426
Wood Deck	1989	40	C 100	698	Avg.	83%	100%	100%	579
Frame Garage	1987	576	C 100	20,616	Avg.	82%	100%	100%	16,905
Frame Shed	1992	120	C 100	918	Avg.	85%	100%	100%	780
1,128 SFLA						Outbuilding Total			29,025

Accpt Land	59,100	**Accepted Bldg**	130,200	**Total**	189,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/20/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3387P0314 (11/04)		
Reference 2	R-03-069/09 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.64	Acres-Rear Land 1-10	2,500.00	1,600	100%		1,600
Total Acres 1.64				Land Total		40,100

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,120 Sqft	Grade B 100	Base	252,528
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	11,431
Attic	Floor & Stairs			Attic	2,743
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	266,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	245,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2006	936	C 100	30,868	Avg.	92%	100%	100%	28,399
Open Frame Porch	2007	320	C 100	8,386	Avg.	92%	100%	100%	7,715
Wood Deck	2012	400	C 100	5,288	Avg.	92%	100%	100%	4,865
Wood Deck	2015	87	B 100	1,491	Avg.	92%	100%	100%	1,372
2,240 SFLA						Outbuilding Total			42,351

Accpt Land	40,100	**Accepted Bldg**	287,700	**Total**	327,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/27/2023
Sale Price	249,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2784P0002 01/02		
Reference 2	R-6-029/B0		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.23	Acres-Rear Land 1-10	2,500.00	575	100%		575
Total Acres 1.23				Land Total		50,075

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,104 Sqft	Grade D 100	Base	79,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,639
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,685
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	68,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	61,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	768	C 100	26,084	Avg.	90%	100%	100%	23,476
Wood Deck	2002	128	C 100	1,820	Avg.	90%	100%	100%	1,638
Encl Frame Porch	2002	152	C 100	6,654	Avg.	90%	100%	100%	5,989
1,104 SFLA						Outbuilding Total			31,103

Accpt Land	50,100	**Accepted Bldg**	92,900	**Total**	143,000

Map/Lot: R01-044-B
Account: 143 Card: 1 of 1 Location: 34 GOLDEN APPLE DRIVE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/24/2009
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4132P0242		
Reference 2	R-01-044/B0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Restrictio	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.40	Acres-Rear Land 1-10	2,500.00	18,500	100%		18,500
Total Acres 8.40					Land Total	63,500

Dwelling Description | **Replacement Cost New**

Colonial	One & 3/4 Story	1,036 Sqft	Grade B 95	Base	201,105
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	205,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	181,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	280	B 100	4,321	Avg.	89%	100%	100%	3,846
1,813 SFLA						Outbuilding Total			3,846

Accpt Land	63,500	**Accepted Bldg**	184,900	**Total**	248,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1889P0300
Reference 2	R-06-043/A0 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	View/Envir	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	40,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,140 Sqft	Grade C 105	Base	137,212
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	GOOD	GOOD	Average	Typical	137,212

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	115,258

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	184	C 105	2,660	Avg.	84%	100%	100%	2,234
Encl Frame Porch	1987	90	C 105	4,330	Avg.	84%	100%	100%	3,637
Frame Garage	1987	864	C 105	30,259	Avg.	84%	100%	100%	25,418
Wood Deck	1987	99	C 105	1,522	Avg.	84%	100%	100%	1,278
Open Frame Porch	1987	92	C 105	2,746	Avg.	84%	100%	100%	2,307
1,140 SFLA						Outbuilding Total			34,874

Accpt Land	40,800	**Accepted Bldg**	150,100	**Total**	190,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2861P0173 05/02
Reference 2	R-07-077/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
3.99	Acres-Rear Land 1-10	2,500.00	9,975	100%		9,975
Total Acres 4.99					Land Total	51,225

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,044 Sqft	Grade C 105	Base	130,786
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Above Average	Typical	130,786

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	107,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1960	200	C 105	2,875	Avg+	82%	100%	100%	2,357
Frame Shed	1992	168	C 100	1,285	Avg.	85%	100%	100%	1,092
Frame Garage	1989	672	C 100	23,350	Avg.	83%	100%	100%	19,380
1,044 SFLA						Outbuilding Total			22,829

Accpt Land	51,200	**Accepted Bldg**	130,100	**Total**	181,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL S-SP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0594P0155
Reference 2	R-06-043/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	80%		20,000
9.00	Acres-Rear Land 11-20	1,250.00	11,250	80%		9,000
4.00	Acres-Wasteland	75.00	300	100%		300
Total Acres 24.00					Land Total	78,800

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,418 Sqft	Grade B 95	Base	199,325
Exterior	BRICK/STONE	Masonry Trim	112Sqft	Trim	652
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	211,603

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	158,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1965	484	B 95	19,662	Avg.	75%	100%	100%	14,746
ONE STORY FRAME 1,652 SFLA	1965	234	B 95	20,056	Avg.	75%	100%	100%	15,042
							Outbuilding Total		29,788

Accpt Land	78,800	**Accepted Bldg**	188,500	**Total**	267,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL S-SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0594P0155
Reference 2	R-06-043/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1987	1120	C 100	75,615	Avg.	82%	100%	100%	62,004
Wood Deck	1965	120	C 100	1,718	C Gr	82%	100%	100%	1,409
1,652 SFLA							Outbuilding Total		63,413

Accpt Land	0	**Accepted Bldg**	63,400	**Total**	63,400

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	78,800	188,500	267,300	78,800	188,500	267,300
2	0	63,400	63,400	0	63,400	63,400
TOTAL	78,800	251,900	330,700	78,800	251,900	330,700

Map/Lot: R02-015-C
Account: 207 Card: 1 of 1 Location: 350 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/23/2016
Sale Price	146,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B3318P0164 (07/04)		
Reference 2	R-02-015/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.62	Acres-HS Size Adj	4,500.00	2,790	100%		2,790
Total Acres 0.62				Land Total		47,790

Dwelling Description **Replacement Cost New**

Ranch	Two Story	936 Sqft	Grade C 105	Base	183,931
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	188,404

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	150,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	200	C 100	15,690	Avg.	78%	100%	100%	12,238
ONE STORY FRAME	1978	192	C 100	15,062	Avg.	78%	100%	100%	11,748
Wood Deck	1978	256	C 100	3,451	Avg.	78%	100%	100%	2,692
1S AD/GAR.....	1978	428	C 100	37,551	Avg.	78%	100%	100%	29,290
Frame Garage	1978	230	C 100	10,765	Avg.	78%	100%	100%	8,397
2 STORY GARAGE	1978	448	C 100	25,514	Avg.	78%	100%	100%	19,901
Frame Shed	1978	216	C 100	1,652	Avg.	78%	100%	100%	1,289
Frame Shed	1978	96	C 100	735	Avg.	78%	100%	100%	573
Wood Deck	1978	384	C 100	5,084	Avg.	78%	100%	100%	3,966
Frame Garage	1978	168	C 105	9,449	Avg.	80%	100%	100%	7,559
2,264 SFLA						Outbuilding Total			97,653

Accpt Land	47,800	Accepted Bldg	248,400	Total	296,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1519P0303
Reference 2	R-07-076/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.47	Acres-Rear Land 1-10	2,500.00	3,675	100%		3,675
Total Acres 2.47					Land Total	44,925

Dwelling Description — Replacement Cost New

Colonial	Two Story	966 Sqft	Grade B 100	Base	222,162
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	4			Fireplace	14,722
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	TYPICAL	Above Average	Typical	240,150

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	180,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1800	60	B 100	3,335	Avg+	75%	100%	100%	2,501
1.25 ST GARAGE..	1994	840	B 100	51,300	Avg+	75%	100%	100%	38,475
Wood Deck	1800	90	B 100	1,535	Avg+	75%	100%	100%	1,151
Frame Shed	1960	154	C 100	1,178	Fair	46%	100%	100%	542
Frame Shed	1960	252	C 100	1,928	Avg-	61%	100%	100%	1,176
ONE STORY FRAME	1800	60	B 100	5,414	Avg+	75%	100%	100%	4,060
Open Frame Porch	1998	336	C 100	8,791	Avg.	88%	100%	100%	7,736
1,992 SFLA							Outbuilding Total		55,641

Accpt Land	44,900	**Accepted Bldg**	235,800	**Total**	280,700

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	01/03/2007
Sale Price	183,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3796P0218 B4666P0138		
Reference 2	R-07-075/03 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.47	Acres-Rear Land 1-10	2,500.00	3,675	100%		3,675
Total Acres 2.47				Land Total		44,925

Dwelling Description **Replacement Cost New**

Log	Two Story	816 Sqft	Grade B 100	Base	192,348
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	195,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	164,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1987	160	B 100	17,040	Avg.	84%	100%	100%	14,314
OPEN PORCH/BSMT	1987	112	B 100	5,414	Avg.	84%	100%	100%	4,548
Wood Deck	1987	240	C 100	3,248	Avg.	82%	100%	100%	2,663
1,792 SFLA						Outbuilding Total			21,525

Accpt Land	44,900	**Accepted Bldg**	185,800	**Total**	230,700

Map/Lot: U23-019
Account: 1914 Card: 1 of 1 Location: 5 OAK RIDGE DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2014
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4456P0248 B4823P0257		
Reference 2	U-23-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.91	Acres-HS Size Adj	3,750.00	3,413	100%		3,413
Total Acres 0.91				Land Total		40,913

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,610 Sqft	Grade B 95	Base	205,740
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	210,394

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	174,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	576	B 95	22,524	Avg.	83%	100%	100%	18,695
Wood Deck	1985	180	B 95	2,712	Avg.	83%	100%	100%	2,251
Open Frame Porch	1985	80	B 95	2,525	Avg.	83%	100%	100%	2,096
1,610 SFLA						Outbuilding Total			23,042

Accpt Land	40,900	**Accepted Bldg**	197,700	**Total**	238,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/25/2023
Sale Price	201,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4276P0079		
Reference 2	R-07-011/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.58	Acres-Rear Land 1-10	2,500.00	1,450	100%		1,450
Total Acres 1.58				Land Total		46,825

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	682 Sqft	Grade C 100	Base	110,162
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Above Average	Typical	114,422

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	85,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	288	C 100	22,594	Avg+	75%	100%	100%	16,946
Frame Bay Window	1910	18	C 100	1,412	Avg+	75%	100%	100%	1,059
Wood Deck	1990	120	C 100	1,718	Avg-	74%	100%	100%	1,271
Frame Shed	1980	576	D 100	3,790	Avg-	70%	100%	100%	2,653
Frame Shed	1980	288	D 100	1,895	Avg-	70%	100%	100%	1,326
Frame Shed	1980	308	D 100	2,026	Avg-	70%	100%	100%	1,418
Frame Shed	1980	117	D 100	770	Avg-	70%	100%	100%	539
1,500 SFLA						Outbuilding Total			25,212

Accpt Land	46,800	**Accepted Bldg**	111,000	**Total**	157,800

Map/Lot: U01-145
Account: 1284 Card: 1 of 1 Location: 9 HIGH STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/04/2001
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2661P0287 (04/01)		
Reference 2	U-01-145/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.27	Acres-Influence W Size Adj	21,875.00	5,906	100%		5,906
Total Acres 0.27				Land Total		224,656

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	714 Sqft	Grade B 100	Base	164,206
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Floor & Stairs			Attic	1,749
FirePlaces	2			Fireplace	9,800
Insulation	None			Insulation	-2,915
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2001	GOOD	TYPICAL	Above Average	Typical	181,005

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	135,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	396	B 100	64,679	Avg+	75%	100%	100%	48,509
1 Story/BASEMENT	1900	216	B 100	23,004	Avg+	75%	100%	100%	17,253
Open Frame Porch	1900	180	B 100	5,569	Avg+	75%	100%	100%	4,177
Frame Garage	1900	364	B 100	16,768	Avg+	75%	100%	100%	12,576
Frame Bay Window	1840	18	B 100	1,625	Avg+	75%	100%	100%	1,219
Open Frame Porch	1840	28	B 100	1,144	Avg+	75%	100%	100%	858
2,454 SFLA						Outbuilding Total			84,592

Accpt Land	224,700	**Accepted Bldg**	220,300	**Total**	445,000

Map/Lot: R01-033-C
Account: 2619 Card: 1 of 1 Location: 106 POOLER PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	04/12/2018
Sale Price	128,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.55	Acres-Rear Land 1-10	2,500.00	3,875	100%		3,875
Total Acres 2.55					Land Total	53,375

Dwelling Description **Replacement Cost New**

Other	One Story	1,458 Sqft	Grade D 100	Base	125,713
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	112,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	103,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2018	144	C 100	2,024	Avg.	92%	100%	100%	1,862
1,458 SFLA						Outbuilding Total			1,862

Accpt Land	53,400	**Accepted Bldg**	105,500	**Total**	158,900

Map/Lot: R01-037-D
Account: 124 Card: 1 of 1 Location: 251 POOLER PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	11/23/2015
Sale Price	8,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Related Parties

Reference 1	BOOK 5189 PAGE 126		
Reference 2			
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.75	Acres-Rear Land 1-10	2,500.00	1,875	100%		1,875
Total Acres 1.75					Land Total	51,375

Dwelling Description **Replacement Cost New**

Conventional	One Story	480 Sqft	Grade D 95	Base	42,813
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-6,613
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,610
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	480	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	33,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	60%	100%	18,542

Accpt Land 51,400 **Accepted Bldg** 18,500 **Total** 69,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2090P0028
Reference 2	U-19-009/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.77	Acres-HS Size Adj	4,125.00	3,176	100%		3,176
Total Acres 0.77					Land Total	44,426

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	768 Sqft	Grade B 100	Base	156,928
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,487
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Above Average	Typical	162,046

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	144,221

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1982	168	B 100	15,158	Avg+	89%	100%	100%	13,491
Open Frame Porch	1982	86	B 100	2,834	Avg+	89%	100%	100%	2,522
3/4S AD/GAR.....	1982	672	B 100	54,114	Avg+	89%	100%	100%	48,161
Frame Garage	2001	720	B 100	28,425	Avg+	89%	100%	100%	25,298
1,512 SFLA							Outbuilding Total		89,472

Accpt Land	44,400	Accepted Bldg	233,700	Total	278,100

Map/Lot: R02-019
Account: 221 Card: 1 of 1 Location: 407 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/05/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3300P0306 (06/04)		
Reference 2	R-02-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.75	Acres-Rear Land 1-10	2,500.00	11,875	100%		11,875
Total Acres 5.75				Land Total		61,375

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,320 Sqft	Grade C 100	Base	154,399
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Below Average	Typical	160,781

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	106,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1964	105	C 100	1,191	Avg-	66%	100%	100%	786
1,320 SFLA						Outbuilding Total			786

Accpt Land	61,400	Accepted Bldg	106,900	Total	168,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/15/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3395P0004 (11/04)		
Reference 2	R-05-037/B0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.52	Acres-HS Size Adj	4,375.00	2,275	100%		2,275
Total Acres 0.52					Land Total	46,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2001	768	C 100	56,209	Avg.	89%	100%	100%	50,026
Wood Deck	2001	192	C 100	2,635	Avg.	89%	100%	100%	2,345
MH ST ADDITION..	2003	12	C 100	555	Avg.	90%	100%	100%	500
Wood Deck	1990	144	C 100	2,024	C Gr	90%	100%	100%	1,822
								Outbuilding Total	54,693

Accpt Land	46,000	**Accepted Bldg**	54,700	**Total**	100,700

Map/Lot: R01-015-C
Account: 77 Card: 1 of 1 Location: 227 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/12/2014
Sale Price	129,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4819P0239		
Reference 2	R-01-015-C		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10					Land Total	57,250

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,400 Sqft	Grade C 100	Base	155,959
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1283 Sqft, Grade C	Basement Gar	None	Fin Bsmt	71,417
Heating	100% Hot Water BB	Cooling	0%	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	231,636

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	208,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	576	D 100	3,790	Fair	52%	100%	100%	1,971
Wood Deck	2001	80	C 100	1,208	Avg.	89%	100%	100%	1,075
1SFr Overhang	2001	24	C 110	2,071	Avg.	89%	100%	100%	1,843
Open Frame Porch	2001	32	C 110	1,206	Avg.	89%	100%	100%	1,073
Frame Shed	2001			----SOUND VALUE----					1,000
Frame Shed	2001			----SOUND VALUE----					1,000
1,424 SFLA						Outbuilding Total			7,962

Accpt Land	57,300	Accepted Bldg	216,400	Total	273,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/13/2008
Sale Price	92,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4070P0189
Reference 2	R-06-011/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.51	Acres-HS Size Adj	4,500.00	2,295	100%		2,295
Total Acres 0.51				Land Total		47,295

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 105	Base	134,117
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	134,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	116,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1978	80	E 100	454	Poor	42%	100%	100%	191
Frame Shed	1978	100	E 100	566	Poor	42%	100%	100%	238
1,092 SFLA						Outbuilding Total			429

Accpt Land	47,300	**Accepted Bldg**	117,100	**Total**	164,400

Map/Lot: U23-014-D
Account: 1907 Card: 1 of 1 Location: 288 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/13/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4500P0127		
Reference 2	U-23-014/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.30	Acres-Rear Land 1-10	2,500.00	10,750	100%		10,750
Total Acres 5.30				Land Total		52,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,157 Sqft	Grade B 95	Base	144,894
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	144,894

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	121,711

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	120	B 95	10,285	Avg.	84%	100%	100%	8,639
Open Frame Porch	2001	180	B 95	5,290	Avg.	84%	100%	100%	4,444
Open Frame Porch	1987	18	B 95	811	Avg.	84%	100%	100%	681
Frame Garage	1987	672	B 95	25,510	Avg.	84%	100%	100%	21,428
Frame Shed	1987	360	D 100	2,369	Avg.	82%	100%	100%	1,943
1,277 SFLA						Outbuilding Total			37,135

Accpt Land	52,000	**Accepted Bldg**	158,800	**Total**	210,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1067P0186
Reference 2	U-10-014/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.82	Acres-HS Size Adj	4,125.00	3,383	100%		3,383
Total Acres 0.82					Land Total	44,633

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 105	Base	154,108
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Average	Typical	157,090

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	102,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfinished Attic	1935	216	C 105	1,236	Avg.	65%	100%	100%	803
ONE STORY FRAME	1935	216	C 105	17,792	Avg.	65%	100%	100%	11,565
Frame Garage	1935	400	C 105	16,385	Avg.	65%	100%	100%	10,650
1,620 SFLA							Outbuilding Total		23,018

Accpt Land	44,600	**Accepted Bldg**	125,100	**Total**	169,700

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL S-R
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/06/2018
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0855P0178		
Reference 2	U-19-002/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	118,750	118,750	100%		118,750
1.00	Acres-Shallow WF Size Adj	11,875.00	11,875	100%		11,875
3.80	Acres-Rear Land 1-10	2,500.00	9,500	100%		9,500
Total Acres 4.80				Land Total		140,125

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,140 Sqft	Grade C 105	Base	133,345
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	17,407
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Average	Typical	157,453

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	111,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1955	96	C 105	4,588	Avg.	71%	100%	100%	3,257
Frame Garage	1955	420	C 105	16,984	Avg.	71%	100%	100%	12,059
Frame Shed	1955	168	C 105	1,349	Avg.	71%	100%	100%	958
Encl Frame Porch	1955	60	C 105	3,045	Avg.	71%	100%	100%	2,162
1,140 SFLA						Outbuilding Total			18,436

Accpt Land	140,100	**Accepted Bldg**	130,200	**Total**	270,300

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/18/2019
Sale Price	775,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3162P0003 (10/03)		
Reference 2	U-08-004/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
7.30	Acres-Waterfront Rear	16,250.00	118,625	100%		118,625
Total Acres 8.30				Land Total		413,938

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,288 Sqft	Grade AA100	Base	430,561
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	22,010
Attic	None			Attic	0
FirePlaces	3			Fireplace	16,526
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	GOOD	GOOD	Average	Typical	469,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	304,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1935	572	AA100	125,920	Avg.	65%	100%	100%	81,848
1.75 Story/BSMT	1935	352	AA100	69,775	Avg.	65%	100%	100%	45,354
Open Frame Porch	1935	325	AA100	13,195	Avg.	65%	100%	100%	8,577
Open Frame Porch	1935	96	AA100	4,210	Avg.	65%	100%	100%	2,737
Unfin Basement	1935	132	AA100	1,022	Avg.	65%	100%	100%	664
Frame Shed	1935	100	C 100	765	Avg.	65%	100%	100%	497
Frame Garage	1935	440	C 100	16,744	Avg.	65%	100%	100%	10,884
Frame Shed	1935	64	C 100	490	Avg.	65%	100%	100%	318
4,336 SFLA						Outbuilding Total			150,879

Accpt Land	413,900	**Accepted Bldg**	455,800	**Total**	869,700

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/18/2019
Sale Price	775,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1773P0030		
Reference 2	U-08-004/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Dwelling Description

Conventional	One Story	1,152 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	112,573
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1152 Sqft, Grade D	Basement Gar	None	Fin Bsmt	55,147
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	172,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	73%	85%	100%	107,101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	396	D 100	26,718	Avg.	73%	60%	100%	11,702
Wood Deck	1960	176	D 100	2,091	Avg.	73%	85%	100%	1,297
Frame Shed	1960	80	C 100	612	Avg-	61%	100%	100%	373
Frame Garage	1960	462	C 100	17,370	Avg.	69%	100%	100%	11,985
ONE STORY FRAME	2023	1152	C 100	90,375	Avg.	92%	60%	100%	49,887
2,700 SFLA							Outbuilding Total		75,244

Accpt Land	0	**Accepted Bldg**	182,300	**Total**	182,300

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	413,900	455,800	869,700	413,900	455,800	869,700
2	0	182,300	182,300	0	182,300	182,300
TOTAL	413,900	638,100	1,052,000	413,900	638,100	1,052,000

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	10/08/2021
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1503P0231 B4826P0067		
Reference 2	U-06-004/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.55	Acres-HS Size Adj	4,500.00	2,475	100%		2,475
Total Acres 0.55				Land Total		47,475

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 100	Base	126,326
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	126,326

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	101,061

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	480	C 100	17,884	Avg.	81%	100%	100%	14,486
1,080 SFLA						Outbuilding Total			14,486

Accpt Land	47,500	**Accepted Bldg**	115,500	**Total**	163,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/07/2012
Sale Price	144,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4604P0070		
Reference 2	R-07-073/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.60	Acres-Rear Land 1-10	2,500.00	4,000	100%		4,000
Total Acres 2.60				Land Total		45,250

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,248 Sqft	Grade C 105	Base	145,977
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	874 Sqft, Grade C	Basement Gar	None	Fin Bsmt	51,083
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	204,515

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	177,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1994	42	C 105	3,460	Avg.	87%	100%	100%	3,010
Frame Shed	1994	144	D 100	948	Avg.	86%	100%	100%	815
Wood Deck	2001	408	C 100	5,390	Avg.	89%	100%	100%	4,797
Frame Shed	2003	80	E 100	454	Avg.	90%	100%	100%	409
Frame Shed	2010	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,290 SFLA						Outbuilding Total			10,382

Accpt Land	45,300	**Accepted Bldg**	188,300	**Total**	233,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	LowLevel
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/29/2023
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1301P0115		
Reference 2	R-04-012/14 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61				Land Total		40,025

Accpt Land	40,000	**Accepted Bldg**	0	**Total**	40,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/18/2020
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	R-07-059/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.95	Acres-HS Size Adj	3,750.00	3,563	100%		3,563
Total Acres 0.95				Land Total		41,063

Dwelling Description — **Replacement Cost New**

Conventional	One Story	750 Sqft	Grade C 105	Base	89,481
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-2,446
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,677
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	93,392

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	53,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	528	C 105	51,345	Avg-	57%	100%	100%	29,267
Encl Frame Porch	1900	240	C 105	10,758	Avg-	57%	100%	100%	6,132
Wood Deck	2004	96	C 105	1,481	Avg-	57%	100%	100%	844
1,278 SFLA						Outbuilding Total			36,243

Accpt Land	41,100	**Accepted Bldg**	89,500	**Total**	130,600

Map/Lot: R02-044
Account: 282 Card: 1 of 1 Location: 144 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Swampy
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1996
Sale Price	55,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2536P0945		
Reference 2	R-02-044/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.57	Acres-Rear Land 1-10	2,500.00	6,425	100%		6,425
1.00	Acres-Wasteland	75.00	75	100%		75
Total Acres 4.57				Land Total		56,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	0	380	D 100	32,300	Fair	42%	100%	100%	13,566
Frame Shed	0	350	D 100	2,302	Avg.	65%	100%	100%	1,496
Frame Shed	0	40	C 100	306	Avg.	65%	100%	100%	199
14' Mobile Home	1984	14X67	D 100	81,760	Avg-	40%	50%	100%	16,352
Frame Garage	2011	896	C 100	29,729	Avg.	92%	100%	100%	27,351
1,508 SFLA						Outbuilding Total			58,964

Accpt Land	56,000	**Accepted Bldg**	59,000	**Total**	115,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Steep
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0838P0105 B1072P0079
Reference 2	R-07-048/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.99	Acres-Rear Land 1-10	2,500.00	4,975	100%		4,975
Total Acres 2.99				Land Total		50,350

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,284 Sqft	Grade B 95	Base	164,081
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	..... None	Basement	-17,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,847
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	146,777

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	108,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	1884	C 100	24,209	Avg.	81%	100%	100%	19,609
1.50 ST SHED....	1835	1120	C 100	9,800	Avg-	57%	100%	100%	5,586
Frame Shed	2007	168	C 100	1,285	Avg.	92%	100%	100%	1,182
ONE STORY FRAME	1985	576	B 95	49,366	Avg.	74%	100%	100%	36,531
1,860 SFLA						Outbuilding Total			62,908

Accpt Land	50,400	Accepted Bldg	171,500	Total	221,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/08/2013
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4731P0169		
Reference 2	U-07-011-F		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	49,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 100	Base	133,812
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,144	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	136,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	125,720

Accpt Land	49,800	**Accepted Bldg**	125,700	**Total**	175,500

Map/Lot: U23-003-C
Account: 1891 Card: 1 of 1 Location: 94 OLD STAGE ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/01/1994
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2005P0254		
Reference 2	U-23-003/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 105	Base	106,114
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	864	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	106,114

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	92,319

Accpt Land	41,300	**Accepted Bldg**	92,300	**Total**	133,600

Map/Lot: R01-044-F2
Account: 2281 Card: 1 of 1 Location: 104 HALE POND ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/26/2013
Sale Price	48,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	TOD: KAYLER MERCEDES HATHEWAY		
Reference 2	R-01-044-F2		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.39	Acres-Rear Land 1-10	2,500.00	3,475	100%		3,475
Total Acres 2.39				Land Total		52,975

Dwelling Description **Replacement Cost New**

Ranch	One Story	576 Sqft	Grade C 100	Base	74,112
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-7,157
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	66,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	57,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	180	C 100	2,482	Avg.	86%	100%	100%	2,135
Frame Garage	1993	600	C 100	21,300	Avg.	85%	100%	100%	18,105
576 SFLA						Outbuilding Total			20,240

Accpt Land	53,000	**Accepted Bldg**	77,800	**Total**	130,800

Map/Lot: R05-116-021
Account: 2351 Card: 1 of 1 Location: 32 HARRISON LANE

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3468P0316		
Reference 2	R-5-116/21		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	175%	Neighborho	103,906
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	114,094

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,134 Sqft	Grade B 105	Base	210,504
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Good	Typical	219,077

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	212,505

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2004	390	B 100	35,184	Avg.	91%	100%	100%	32,017
Open Frame Porch	2004	45	B 100	1,639	Avg.	91%	100%	100%	1,491
Wood Deck	2004	150	B 100	2,415	Avg.	91%	100%	100%	2,198
1/2S AD/GAR.....	2007	576	B 100	37,214	Good	98%	100%	100%	36,470
2,091 SFLA						Outbuilding Total			72,176

Accpt Land	114,100	**Accepted Bldg**	284,700	**Total**	398,800

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/22/2016
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2685P0187		
Reference 2	U-08-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	242,125

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	646 Sqft	Grade B 110	Base	176,242
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,593
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,073
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	OLD TYPE	Old Type	Above Average	Typical	187,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	Location	75%	90%	90%	114,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1810	532	B 110	86,065	Avg+	75%	90%	90%	52,285
Open Frame Porch	1810	135	B 110	4,685	Avg+	75%	90%	90%	2,847
1 & 3/4 STORY FR	1810	304	B 110	43,735	Avg+	75%	90%	90%	26,569
Encl Frame Porch	1810	12	B 110	1,190	Avg+	75%	90%	90%	723
1.75 ST GARAGE..	1810	540	B 110	59,644	Avg+	75%	90%	90%	36,234
Frame Shed	1810	135	E 100	764	Avg+	75%	100%	90%	516
Open Frame Porch	1810	102	B 110	3,629	Avg+	75%	90%	90%	2,205
Encl Frame Porch	2003	270	B 100	13,190	Avg.	90%	100%	90%	10,684
Wood Deck	2003	270	B 100	4,175	Avg.	90%	100%	90%	3,382
2,755 SFLA							Outbuilding Total		135,445

Accpt Land	242,100	Accepted Bldg	249,600	Total	491,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	05/21/2009
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4145P0195 B4639P0270		
Reference 2	U-11-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.54	Acres-HS Size Adj	3,750.00	2,025	100%		2,025
Total Acres 0.54				Land Total		39,525

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	144,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	114,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	144	C 105	6,644	Avg.	79%	100%	100%	5,249
Frame Garage	1975	624	C 100	21,984	Avg-	67%	100%	100%	14,729
BSMT ENTRY.....	1975	100	C 105	1,606	Avg.	79%	100%	100%	1,269
1,176 SFLA						Outbuilding Total			21,247

Accpt Land	39,500	**Accepted Bldg**	135,300	**Total**	174,800

Map/Lot: U01-048
Account: 1181 Card: 1 of 1 Location: 53 MIDDLE STREET

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2609P0314
Reference 2	U-01-048/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.12	Acres-Commercial Size Adj	11,875.00	1,425	100%		1,425
Total Acres 0.12					Land Total	137,400

Dwelling Description **Replacement Cost New**

Conventional	Two Story	660 Sqft	Grade B 95	Base	131,089
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Floor & Stairs			Attic	1,536
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	135,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	88,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	288	B 95	24,684	Avg.	65%	100%	100%	16,045
1SFr Overhang	1890	20	B 95	1,714	Avg.	65%	100%	100%	1,114
Wood Deck	1980	140	C 100	1,972	Avg.	79%	100%	100%	1,558
1.75 ST BARN....	1840	792	C 100	50,385	Avg.	65%	100%	100%	32,750
1 ST ATT.SHED...	1840	200	C 100	1,530	Avg.	65%	100%	100%	994
Frame Shed	2023			----SOUND VALUE----					2,500
1,628 SFLA							Outbuilding Total		54,961

Accpt Land	137,400	Accepted Bldg	143,200	Total	280,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/16/2020
Sale Price	640,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4768P0312		
Reference 2	R-07-020/B6 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	85%	Topography	292,188
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.61	Acres-Waterfront Rear	16,250.00	26,163	100%		26,163
Total Acres 2.61					Land Total	352,726

Dwelling Description

Modern/Contemp.	One & 1/2 Story	804 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	144,982
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1090 Sqft, Grade B	Basement Gar	None	Fin Bsmt	69,775
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	2,216
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	GOOD	Average	Typical	226,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	192,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	480	B 100	51,121	Avg.	85%	100%	100%	43,453
Open Frame Porch	1989	98	B 100	3,182	Avg.	85%	100%	100%	2,705
1.50 ST GARAGE..	1989	1024	B 100	84,571	Avg.	85%	100%	100%	71,885
Wood Deck	1989	336	C 100	4,471	Avg.	85%	100%	100%	3,800
Wood Deck	1989	64	C 100	1,004	Avg.	85%	100%	100%	853
Frame Shed	2001	102	B 100	898	Avg.	85%	100%	100%	763
FLOAT & RAMP....	2001	320	C 100	5,300	Avg.	89%	50%	100%	2,358
1 Story/BASEMENT	1989	456	B 100	48,566	Avg.	85%	100%	100%	41,281
2,142 SFLA							Outbuilding Total		167,098

Accpt Land	352,700	**Accepted Bldg**	359,900	**Total**	712,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/18/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1172P0077		
Reference 2	R-02-025/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.28	Acres-Rear Land 1-10	2,500.00	3,200	100%		3,200
Total Acres 2.28				Land Total		52,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	875 Sqft	Grade C 105	Base	155,364
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1827	0	TYPICAL	TYPICAL	Average	Typical	159,837

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	103,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1827	96	C 105	1,481	Avg.	65%	100%	100%	963
Frame Shed	1960	136	D 100	895	Avg-	61%	100%	100%	546
Frame Garage	1960	676	C 100	23,464	Avg-	61%	100%	100%	14,313
Frame Shed	2016	216	E 100	1,222	Avg.	92%	100%	100%	1,124
1,312 SFLA						Outbuilding Total			16,946

Accpt Land	52,700	Accepted Bldg	120,800	Total	173,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/23/2001
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2671P0187 02/01		
Reference 2	R-06-031/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.64	Acres-HS Size Adj	4,500.00	2,880	100%		2,880
Total Acres 0.64				Land Total		47,880

Dwelling Description **Replacement Cost New**

Other	One Story	693 Sqft	Grade D 100	Base	59,752
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Below Average	Typical	59,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	85%	100%	33,521

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1964	132	D 100	869	Fair	49%	100%	100%	426
Encl Frame Porch	1964	55	D 100	2,318	Fair	49%	100%	100%	1,136
693 SFLA						Outbuilding Total			1,562

Accpt Land	47,900	**Accepted Bldg**	35,100	**Total**	83,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/31/2017
Sale Price	202,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4780P0185		
Reference 2	U-02-034/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	65%	Corner/Loc	89,375
0.24	Acres-HS Size Adj	13,750.00	3,300	100%		3,300
Total Acres 0.24					Land Total	92,675

Dwelling Description

Conventional	One & 3/4 Story	522 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	93,960
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-5,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Average	Typical	91,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	59,637

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1820	340	B 95	42,242	Avg.	65%	100%	100%	27,457
ONE STORY FRAME	1820	192	B 95	16,456	Avg.	65%	100%	100%	10,696
Open Frame Porch	1820	112	B 95	3,410	Avg.	65%	100%	100%	2,217
Frame Garage	1986	576	C 100	20,616	Avg.	82%	100%	100%	16,905
1,701 SFLA						Outbuilding Total			57,275

Accpt Land	92,700	**Accepted Bldg**	116,900	**Total**	209,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/15/2016
Sale Price	283,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4518P0256
Reference 2	
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 6 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.30	Acres-Rear Land 11-20	1,250.00	1,625	100%		1,625
Total Acres 12.30					Land Total	76,125

Dwelling Description

Conventional	One & 3/4 Story	1,120 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	208,049
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	212,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	195,912

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed 1,960 SFLA	2008	384	C 100	2,938	Avg.	92%	100%	100%	2,703
						Outbuilding Total			2,703

Accpt Land	76,100	**Accepted Bldg**	198,600	**Total**	274,700

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2021			- - - - S O U N D V A L U E - - - -					13,100
							Outbuilding Total		13,100

Accpt Land	0	**Accepted Bldg**	13,100	**Total**	13,100

Map/Lot: U21-009-001-B08
Account: 2341 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT B8

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/13/2023
Sale Price	42,500
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	HANGAR UNIT B8		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D		V A L U E - - - -			30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Map/Lot: U01-150
Account: 1289 Card: 1 of 1 Location: 16 LEE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/25/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1864P0163		
Reference 2	U-01-150/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Topography	103,125
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10					Land Total	104,500

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	936 Sqft	Grade B 100	Base	232,146
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	450 Sqft, Grade D	Basement Gar	None	Fin Bsmt	21,542
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,293
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-382
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1837	0	OLD TYPE	Old Type	Fair	Typical	262,938

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	42%	75%	100%	82,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1837	24	B 100	1,028	Fair	42%	75%	100%	324
1,872 SFLA							Outbuilding Total		324

Accpt Land	104,500	**Accepted Bldg**	83,100	**Total**	187,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	11/30/2001
Sale Price	20,800
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2850P0310 05/02		
Reference 2	R-04-017/00 0000000000		
Tran/Land/Bldg	7 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%	Access	3,500
2.55	Acres-Rear Land 1-10	2,500.00	6,375	100%		6,375
Total Acres 3.55					Land Total	44,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade B 100	Base	210,918
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	219,083

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	197,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2002	72	B 100	7,668	Avg.	90%	100%	100%	6,901
Frame Garage	2002	784	B 100	30,521	Avg.	90%	100%	100%	27,469
Wood Deck	2002	169	C 100	2,342	Avg.	90%	100%	100%	2,108
Open Frame Porch	2002	36	B 100	1,378	Avg.	90%	100%	100%	1,240
Open Frame Porch	2002	180	B 100	5,569	Avg.	90%	100%	100%	5,012
1,640 SFLA							Outbuilding Total		42,730

Accpt Land	44,900	**Accepted Bldg**	239,900	**Total**	284,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/13/2020
Sale Price	347,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2954P0107 11/02		
Reference 2	U-02-037/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	65%	Corner/Loc	89,375
0.26	Acres-HS Size Adj	13,750.00	3,575	100%		3,575
Total Acres 0.26					Land Total	92,950

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	798 Sqft	Grade B 110	Base	201,877
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-9,407
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,389
Attic	Full Finished			Attic	16,364
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	TYPICAL	TYPICAL	Above Average	Typical	214,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	160,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1830	315	B 110	36,904	Avg+	75%	100%	100%	27,678
Open Frame Porch	1830	12	B 110	746	Avg+	75%	100%	100%	560
Wood Deck	1830	28	B 110	689	Avg+	75%	100%	100%	517
Frame Garage	1830	375	B 110	18,840	Avg+	75%	100%	100%	14,130
Canopy	1830	286	B 110	4,671	Avg+	75%	100%	100%	3,503
Patio	1830	378	B 110	4,810	Avg+	75%	100%	100%	3,608
1,911 SFLA							Outbuilding Total		49,996

Accpt Land	93,000	**Accepted Bldg**	210,700	**Total**	303,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/25/2019
Sale Price	284,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2709P0071		
Reference 2	R-01-043/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Topography	4,500
1.65	Acres-Rear Land 1-10	2,500.00	4,125	100%	Topography	4,125
Total Acres 2.65					Land Total	53,625

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,068 Sqft	Grade B 100	Base	245,620
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-15,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	19,596
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Heavy			Insulation	2,180
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	259,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	223,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1989	256	B 100	33,481	Avg.	86%	100%	100%	28,794
3/4S AD/GAR.....	1989	960	B 100	75,228	Avg.	86%	100%	100%	64,696
Wood Deck	1989	792	C 100	10,285	Avg.	86%	100%	100%	8,845
Frame Shed	2022	504	D 100	3,315	Avg.	92%	100%	100%	3,050
Frame Shed	1991			----SOUND VALUE----					1,600
2,584 SFLA						Outbuilding Total			106,985

Accpt Land	53,600	**Accepted Bldg**	330,100	**Total**	383,700

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/09/2015
Sale Price	215,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1656P0133		
Reference 2	R-02-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
34.50	R 20+-Rear 20+	625.00	21,563	100%		21,563
Total Acres 55.50					Land Total	108,563

Dwelling Description

Conventional	One & 1/2 Story	1,612 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	284,986
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	294,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	271,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FA/1FR	2017	576	B 100	64,161	Avg.	92%	100%	100%	59,028
Frame Bay Window	2017	400	B 100	36,088	Avg.	92%	100%	100%	33,201
Frame Garage	2017	400	B 100	17,946	Avg.	92%	100%	100%	16,510
Open Frame Porch	2017	204	B 100	6,268	Avg.	92%	100%	100%	5,767
Open Frame Porch	2017	288	B 100	8,712	Avg.	92%	100%	100%	8,015
Wood Deck	2017	308	B 100	4,732	Avg.	92%	100%	100%	4,353
3,624 SFLA						Outbuilding Total			126,874

Accpt Land	108,600	**Accepted Bldg**	398,100	**Total**	506,700

Map/Lot: R07-091-006
Account: 1057 Card: 1 of 1 Location: 21 OLD STAGE ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	02/25/2015
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1903P0207		
Reference 2	R-07-091/06 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
Total Acres 2.20					Land Total	44,250

Dwelling Description **Replacement Cost New**

Colonial	One & 1/2 Story	750 Sqft	Grade C 105	Base	135,833
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	135,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	114,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	320	C 105	4,481	Avg.	84%	100%	100%	3,764
Frame Shed	2001	400	D 100	2,631	Fair	69%	100%	100%	1,815
1,125 SFLA							Outbuilding Total		5,579

Accpt Land	44,300	Accepted Bldg	119,700	Total	164,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/13/2016
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1462P0328		
Reference 2	R-05-090/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	55,625

Dwelling Description **Replacement Cost New**

Other	One & 3/4 Story	340 Sqft	Grade C 105	Base	51,899
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-111
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Below Average	Typical	54,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	37,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	186	C 105	15,321	Avg-	68%	100%	100%	10,418
1 Story/BASEMENT	1970	187	C 105	18,185	Avg-	68%	100%	100%	12,366
1 Story/BASEMENT	1970	108	C 105	10,502	Avg-	68%	100%	100%	7,141
TWO STORY FRAME	1970	200	C 105	26,851	Avg-	68%	100%	100%	18,259
Encl Frame Porch	1970	64	C 105	3,215	Avg-	68%	100%	100%	2,186
Frame Shed	1970	584	D 100	3,842	Fair	52%	100%	100%	1,998
Frame Shed	1970	176	D 100	1,158	Fair	52%	100%	100%	602
Frame Shed	2001	48	C 105	386	Avg-	79%	100%	100%	305
ONE STORY FRAME	2005	136	C 105	11,202	Avg-	68%	80%	100%	6,094
ONE STORY FRAME	1970	110	C 105	9,061	Avg-	68%	100%	100%	6,161
1,722 SFLA							Outbuilding Total		65,530

Accpt Land	55,600	Accepted Bldg	102,800	Total	158,400

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1945P0183
Reference 2	R-01-014/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750
Total Acres 18.00				Land Total		83,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 105	Base	131,716
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,562
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	127,154

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	102,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	368	C 100	4,880	Avg.	79%	100%	100%	3,855
AB.GR. POOL.....	1980	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1.50 ST GARAGE..	1998	896	C 100	64,874	Avg.	88%	100%	100%	57,089
1,224 SFLA						Outbuilding Total			62,182

Accpt Land	83,300	Accepted Bldg	165,200	Total	248,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	07/30/2019
Sale Price	247,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4615P0265		
Reference 2	U-23-3-D		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.84	Acres-Rear Land 1-10	2,500.00	7,100	100%		7,100
Total Acres 3.84					Land Total	48,350

Dwelling Description | **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade B 100	Base	227,275
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	235,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	214,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	676	C 100	23,464	Avg.	91%	100%	100%	21,352
Wood Deck	2005	54	C 100	876	Avg.	91%	100%	100%	797
Wood Deck	2005	360	C 100	4,778	Avg.	91%	100%	100%	4,348
Open Frame Porch	2005	360	C 100	9,399	Avg.	91%	100%	100%	8,553
Frame Shed	2008	80	C 100	612	Avg-	82%	100%	100%	502
2,016 SFLA						Outbuilding Total			35,552

Accpt Land	48,400	**Accepted Bldg**	249,800	**Total**	298,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/12/2007
Sale Price	106,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3882P0312
Reference 2	R-1-21-3 LOT #3 ON SUB. PLAN
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.43	Acres-Rear Land 11-20	1,250.00	5,538	100%		5,538
Total Acres 15.43					Land Total	80,038

Dwelling Description **Replacement Cost New**

Log	One Story	468 Sqft	Grade B 105	Base	72,396
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall Unit	Cooling	0% None	Heat	-3,511
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,003
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	73,026

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	67,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2008	152	C 100	1,162	Avg.	92%	100%	100%	1,069
Open Frame Porch	2008	40	C 100	1,299	Avg.	92%	100%	100%	1,195
Canopy	2008	128	C 100	1,708	Avg.	92%	100%	100%	1,571
2S Frame Garage	2008	676	B 95	38,461	Avg.	92%	100%	100%	35,384
2 Story/BASEMENT	2008	390	B 105	66,882	Avg.	92%	100%	100%	61,531
ONE STORY FRAME	2008	104	B 105	9,851	Avg.	92%	100%	100%	9,063
Finished Attic	2008	260	B 105	6,302	Avg.	92%	100%	100%	5,798
Open Frame Porch	2008	260	B 105	8,292	Avg.	92%	100%	100%	7,629
Wood Deck	2009	40	C 100	698	Avg.	92%	100%	100%	642
1,456 SFLA							Outbuilding Total		123,882

Accpt Land	80,000	**Accepted Bldg**	191,100	**Total**	271,100

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	BLD #10
Reference 2	
Tran/Land/Bldg	0 1 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2009			- - - - S O U N D V A L U E - - - -					67,400
							Outbuilding Total		67,400

Accpt Land	0	**Accepted Bldg**	67,400	**Total**	67,400

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/02/1998
Sale Price	515,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	B2396P0296		
Reference 2	R-09-007/01 0000000000		
Tran/Land/Bldg	7 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
1.25	Acres-Waterfront Rear	16,250.00	20,313	100%		20,313
Total Acres 2.25				Land Total		295,313

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1,200 Sqft	Grade B 110	Base	250,104
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1080 Sqft, Grade B	Basement Gar	None	Fin Bsmt	76,048
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	12,574
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,780
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	GOOD	Average	Typical	349,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	293,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	220	B 110	21,832	Avg.	84%	100%	100%	18,339
ONE STORY FRAME	2011	324	B 110	32,152	Avg.	84%	100%	100%	27,008
ONE STORY FRAME	1986	416	B 110	41,282	Avg.	84%	100%	100%	34,677
Frame Shed	1986	72	B 110	698	Avg.	84%	100%	100%	586
1.25 ST GARAGE..	1986	624	B 110	43,290	Avg.	84%	100%	100%	36,364
3,060 SFLA						Outbuilding Total			116,974

Accpt Land	295,300	Accepted Bldg	410,600	Total	705,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/15/2005
Sale Price	380,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3754P0293		
Reference 2	U-02-061/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.25	Acres-Influence W Size Adj	21,875.00	5,469	100%		5,469
Total Acres 0.25				Land Total		224,219

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	720 Sqft	Grade B 100	Base	159,941
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	100% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-367
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Above Average	Typical	164,473

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	123,355

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1860	414	B 100	67,619	Avg+	75%	100%	100%	50,714
Unfinished Attic	1860	414	B 100	2,595	Avg+	75%	100%	100%	1,946
2 Story/BASEMENT	1860	96	B 100	15,680	Avg+	75%	100%	100%	11,760
ONE STORY FRAME	1860	450	B 100	40,598	Avg+	75%	100%	100%	30,448
Frame Bay Window	1860	44	B 100	3,969	Avg+	75%	100%	100%	2,977
Encl Frame Porch	1860	56	B 100	3,146	Avg+	75%	100%	100%	2,360
Frame Garage	1984	576	B 100	23,709	Avg.	81%	100%	100%	19,204
Wood Deck	1984	98	C 100	1,438	Avg.	81%	100%	100%	1,165
Swimming Pool	1984	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Patio	1984	440	C 100	4,395	Avg-	72%	100%	100%	3,164
3,314 SFLA						Outbuilding Total			130,890

Accpt Land	224,200	**Accepted Bldg**	254,200	**Total**	478,400

Map/Lot: R07-020-001
Account: 923 Card: 1 of 1 Location: 180 WESTPORT BRIDGE ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/15/2014
Sale Price	376,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4810P0008		
Reference 2	R-07-020/01 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.40	Acres-Waterfront Rear	16,250.00	22,750	100%		22,750
Total Acres 2.40					Land Total	400,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,944 Sqft	Grade C 105	Base	243,532
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-27,173
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	7%			Unfinished	-5,580

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	2004	TYPICAL	TYPICAL	Average	Typical	213,761

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	179,559

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1987	864	C 100	28,818	Avg.	84%	100%	100%	24,207
Encl Frame Porch	2004	384	C 105	16,929	Avg.	84%	100%	100%	14,220
FLOAT & RAMP....	2004	512	C 100	5,300	Avg.	91%	50%	100%	2,412
Wood Deck	2005	1253	C 100	16,164	Avg.	91%	100%	100%	14,709
Frame Garage	2006	1080	D 100	30,072	Avg.	92%	100%	100%	27,666
Frame Shed	2006	192	C 100	1,469	Avg.	92%	100%	100%	1,351
Frame Garage	2017	1560	D 100	41,828	Avg.	92%	100%	100%	38,482
SLAB.....	2017	420	C 100	1,312	Avg.	92%	100%	100%	1,207
1,808 SFLA							Outbuilding Total		124,254

Accpt Land	400,900	Accepted Bldg	303,800	Total	704,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0882P0098
Reference 2	R-03-026/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.79	Acres-Rear Land 1-10	2,500.00	19,475	100%		19,475
Total Acres 8.79					Land Total	68,975

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,444 Sqft	Grade C 105	Base	180,895
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,702
Heating	100% Electric	Cooling	0% None	Heat	-5,383
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	184,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	147,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	16	C 105	1,318	Avg.	80%	100%	100%	1,054
Wood Deck	1976	288	C 105	4,052	Avg.	80%	100%	100%	3,242
Frame Shed	2000	64	D 100	421	Avg.	89%	100%	100%	375
Frame Shed	1976	200	D 100	1,316	Avg.	77%	100%	100%	1,013
Canopy	2008	154	E 85	1,279	Avg.	92%	100%	100%	1,177
Wood Deck	2016	312	C 100	4,165	Avg.	92%	100%	100%	3,832
1,460 SFLA							Outbuilding Total		10,693

Accpt Land 69,000 **Accepted Bldg** 158,400 **Total** 227,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0828P0143
Reference 2	R-07-049/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	95%	Size/Shape	3,919
0.75	Acres-Rear Land 1-10	2,500.00	1,875	95%	Size/Shape	1,781
Total Acres 1.75					Land Total	46,950

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	660 Sqft	Grade C 95	Base	98,317
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,669
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Below Average	Typical	96,648

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	57,989

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	456	D 100	14,792	Fair	42%	100%	100%	6,213
Frame Shed	1900	384	D 100	2,526	Fair	42%	100%	100%	1,061
990 SFLA						Outbuilding Total			7,274

Accpt Land	47,000	Accepted Bldg	65,300	Total	112,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/06/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1338P0126		
Reference 2	R-07-053/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07				Land Total		45,550

Dwelling Description **Replacement Cost New**

Other	One & 1/2 Story	580 Sqft	Grade C 105	Base	84,260
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	25%			Unfinished	-8,918

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1982	TYPICAL	TYPICAL	Above Average	Typical	78,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	58,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	300	C 105	29,172	Avg+	75%	100%	100%	21,879
Wood Deck	1985	324	C 105	4,535	Avg+	75%	100%	100%	3,401
Frame Shed	1985	560	D 100	3,684	Poor	46%	100%	100%	1,695
Canopy	1985	240	E 100	2,304	Poor	46%	100%	100%	1,060
953 SFLA						Outbuilding Total			28,035

Accpt Land	45,600	Accepted Bldg	86,800	Total	132,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Private

Sale Data

Sale Date	05/06/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0828P0140		
Reference 2	R-07-054/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00				Land Total		57,875

Accpt Land	57,900	**Accepted Bldg**	0	**Total**	57,900

Map/Lot: R04-010-A07
Account: 2600 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #7

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/29/2010
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	R04-010-A07		
Tran/Land/Bldg	0 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X64	D 100	78,831	Avg.	77%	50%	100%	30,219
Wood Deck	2018	120	C 100	1,718	Avg.	92%	100%	100%	1,581
896 SFLA						Outbuilding Total			31,800

Accpt Land 0 **Accepted Bldg** 31,800 **Total** 31,800

Map/Lot: R05-037-E
Account: 2137 Card: 1 of 1 Location: 46 SHEA ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/08/2018
Sale Price	30,800
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1840P0229		
Reference 2			
Tran/Land/Bldg	1 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	38,550

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,064 Sqft	Grade C 100	Base	189,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,128	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	196,746

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	181,006

Accpt Land	38,600	**Accepted Bldg**	181,000	**Total**	219,600

Map/Lot: R05-037-"ON"
Account: 601 Card: 1 of 1 Location: 66 SHEA ROAD

Neighborhood 11

Zoning/Use	SHORE RES PROTEC
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B0000P0000		
Reference 2	R-05-037/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	0

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove 1,064 SFLA	M/H	2005	14X76	C 100	120,960	Avg-	81%	50%	100%	48,686
							Outbuilding Total			48,686

Accpt Land 0 **Accepted Bldg** 48,700 **Total** 48,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R-05-037/D0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	38,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,131 Sqft	Grade C 105	Base	191,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	196,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	85%	100%	95%	158,509

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1990	48	C 105	2,530	Avg.	85%	100%	95%	2,042
Frame Garage	1980	768	B 100	29,996	Avg-	70%	100%	95%	19,947
Frame Shed	2014	128	C 100	979	Avg.	92%	100%	95%	856
1,979 SFLA							Outbuilding Total		22,845

Accpt Land	38,600	Accepted Bldg	181,400	Total	220,000

Map/Lot: U01-114
Account: 1252 Card: 1 of 1 Location: 8 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/06/2012
Sale Price	171,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4555P0295		
Reference 2	U-01-114/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09				Land Total		220,719

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	540 Sqft	Grade B 95	Base	95,294
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Above Average	Typical	101,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	76,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	65	B 95	5,570	Avg+	75%	100%	100%	4,178
ONE STORY FRAME	1971	222	B 95	19,028	Avg+	75%	100%	100%	14,271
Frame Garage	1971	480	B 95	19,538	Avg+	75%	100%	100%	14,654
Wood Deck	1971	30	C 100	570	Avg.	74%	100%	100%	422
1,232 SFLA						Outbuilding Total			33,525

Accpt Land	220,700	**Accepted Bldg**	109,600	**Total**	330,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/13/2019
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B28854P0050 (07/02)		
Reference 2	R-05-068/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.91	Acres-HS Size Adj	4,375.00	3,981	100%		3,981
Total Acres 0.91				Land Total		47,731

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,104 Sqft	Grade C 105	Base	135,590
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	2002	TYPICAL	TYPICAL	Average	Typical	135,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	101,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	1104	C 100	14,264	Avg.	75%	100%	100%	10,698
Frame Garage	2012	832	C 100	27,906	Avg.	92%	100%	100%	25,674
1,104 SFLA						Outbuilding Total			36,372

Accpt Land	47,700	**Accepted Bldg**	138,100	**Total**	185,800

Map/Lot: R08-011
Account: 1084 Card: 1 of 1 Location: 516 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/24/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4715P0136		
Reference 2	R-08-011/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00				Land Total		60,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade D 100	Base	95,190
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-165
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Poor	Typical	95,025

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	25%	100%	100%	23,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1935	324	D 100	2,131	Poor	25%	100%	100%	533
Encl Frame Porch	1935	70	D 100	2,845	Poor	25%	100%	100%	711
2.00 ST BARN....	1935	1440	D 100	92,329	Fair	42%	50%	100%	19,389
1 ST BARN.....	1935	3116	D 100	78,251	Fair	42%	50%	100%	16,432
ONE STORY FRAME	1935	170	D 100	11,469	Poor	25%	100%	100%	2,867
1,250 SFLA						Outbuilding Total			39,932

Accpt Land	60,400	Accepted Bldg	63,700	Total	124,100

Map/Lot: R08-001-E
Account: 1073 Card: 1 of 1 Location: 499 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/26/2023
Sale Price	395,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2165P0229		
Reference 2	R-08-001/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		41,325

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	630 Sqft	Grade B 95	Base	105,809
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,276
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Minimal			Insulation	-1,833
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	106,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	80,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1890	300	B 95	32,394	Avg+	75%	100%	100%	24,296
1.50 ST GARAGE..	1890	576	C 100	43,210	Avg.	65%	100%	100%	28,086
Wood Deck	2022	180	D 100	2,135	Avg.	92%	100%	100%	1,964
1,395 SFLA						Outbuilding Total			54,346

Accpt Land	41,300	**Accepted Bldg**	134,400	**Total**	175,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	02/27/2017
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4499P0233		
Reference 2	R-04-012/10 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48					Land Total	39,700

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade B 95	Base	215,912
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	220,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	200,715

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	36	C 100	1,198	Avg.	91%	100%	100%	1,090
Wood Deck	2004	360	C 100	4,778	Avg.	91%	100%	100%	4,348
Frame Shed	2004	80	C 100	612	Avg.	91%	100%	100%	557
2,016 SFLA							Outbuilding Total		5,995

Accpt Land	39,700	**Accepted Bldg**	206,700	**Total**	246,400

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1995
Sale Price	18,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2079P0339		
Reference 2	R-04-012/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		38,575

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 105	Base	137,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	137,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	121,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	432	C 100	5,695	Avg.	87%	100%	100%	4,955
Frame Shed	2012	160	C 100	1,224	Avg.	92%	100%	100%	1,126
Encl Frame Porch	2012	144	C 100	6,328	Avg.	92%	100%	100%	5,822
Frame Garage	2017	390	C 100	15,320	Avg.	92%	100%	100%	14,094
Canopy	2017	364	D 100	4,018	Avg.	92%	100%	100%	3,697
1,120 SFLA						Outbuilding Total			29,694

Accpt Land	38,600	Accepted Bldg	150,700	Total	189,300

Map/Lot: U11-019
Account: 1665 Card: 1 of 1 Location: 291 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/25/2019
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3007P0148 02/03		
Reference 2	U-11-019/00 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.71	Acres-Commercial Size Adj	15,875.00	11,271	100%		11,271
Total Acres 0.71					Land Total	153,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1999	518	C 100	34,461	Avg.	88%	100%	100%	30,326
BSMT UNFINISHED.	1920	960	C 100	11,530	Avg.	65%	50%	100%	3,747
OFFICE WOOD.....	1920	966	C 100	64,264	Avg.	65%	100%	100%	41,772
BSMT ENTRY.....	1999	24	C 100	368	Avg.	88%	100%	100%	324
Wood Deck	1999	216	C 100	2,941	Avg.	88%	100%	100%	2,588
Wood Deck	1999	36	C 100	646	Avg.	88%	100%	100%	568
								Outbuilding Total	79,325

Accpt Land	153,800	**Accepted Bldg**	79,300	**Total**	233,100

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	
Reference 1	B2063P0282 B4704P0195
Reference 2	U-06-018/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Access	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.79	Acres-Rear Land 1-10	2,500.00	6,975	100%		6,975
Total Acres 3.79				Land Total		29,475

Accpt Land	29,500	**Accepted Bldg**	0	**Total**	29,500

Map/Lot: U09-015
Account: 1587 Card: 1 of 1 Location: 17 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B2075P0026 B3808P0200
Reference 2	U-09-015/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.25	Acres-Rear Land 1-10	2,500.00	5,625	100%		5,625
Total Acres 3.25				Land Total		46,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base	227,368
Exterior	CLAPBOARD	Masonry Trim	258Sqft	Trim	1,580
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	720 Sqft, Grade D	Basement Gar	None	Fin Bsmt	34,467
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	2004	GOOD	TYPICAL	Average	Typical	283,013

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	183,958

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1939	143	B 100	7,229	Avg.	65%	100%	100%	4,699
UA/Fr/B	1998	720	B 100	81,859	Avg.	65%	100%	100%	53,208
1 Story/BASEMENT	1939	228	B 100	24,284	Avg.	65%	100%	100%	15,785
Encl Frame Porch	1939	60	C 100	2,900	Avg.	65%	100%	100%	1,885
FA/1FR	1998	516	C 100	49,981	Avg.	88%	100%	100%	43,983
Wood Deck	1998	586	C 100	7,659	Avg.	88%	100%	100%	6,740
1.25 ST GARAGE..	1939	576	C 100	31,914	Avg.	65%	100%	100%	20,744
Wood Deck	1939	144	B 100	2,328	Avg.	65%	100%	100%	1,513
3,050 SFLA						Outbuilding Total			148,557

Accpt Land 46,900 **Accepted Bldg** 332,500 **Total** 379,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2075P0024 B4704P0195
Reference 2	U-09-016/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.82	Acres-HS Size Adj	3,750.00	3,075	100%		3,075
Total Acres 0.82				Land Total		40,575

Accpt Land 40,600 **Accepted Bldg** 0 **Total** 40,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/09/2018
Sale Price	87,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3296P0021 (05/04)		
Reference 2	U-21-012/01		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15				Land Total		45,750

Dwelling Description

Double Wide	One Story	1,848 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	132,783
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,157
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,821
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Below Average	Typical	112,469

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	50	C 100	825	Avg-	79%	100%	100%	652
Frame Shed	2000	36	C 100	275	Avg-	79%	100%	100%	217
1,848 SFLA						Outbuilding Total			869

Accpt Land	45,800	**Accepted Bldg**	89,700	**Total**	135,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/19/2021
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3404P0221 (07/04)		
Reference 2	U-17-001/F		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.04	Acres-Rear Land 1-10	2,500.00	2,600	100%		2,600
Total Acres 2.04					Land Total	78,913

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,738 Sqft	Grade B 95	Base	211,521
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	375 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	27,697
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	Floor & Stairs			Attic	4,044
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Above Average	Typical	254,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	244,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	24	B 95	976	Avg+	96%	100%	100%	937
Wood Deck	2004	168	B 95	2,546	Avg+	96%	100%	100%	2,444
1,738 SFLA						Outbuilding Total			3,381

Accpt Land	78,900	**Accepted Bldg**	248,100	**Total**	327,000

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/09/2018
Sale Price	318,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3291P0215 (05/04)		
Reference 2	R-01-045/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Topography	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	50,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	212,210
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	215,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	191,774

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	320	B 100	9,644	Avg.	88%	100%	100%	8,487
BSMT ENTRY.....	1999	42	B 100	739	Avg.	88%	100%	100%	650
1 Story/BASEMENT	2004	200	B 100	21,301	Avg.	91%	100%	100%	19,384
Open Frame Porch	2004	50	B 100	1,785	Avg.	91%	100%	100%	1,624
Frame Garage	2004	576	B 100	23,709	Avg.	91%	100%	100%	21,575
2,160 SFLA						Outbuilding Total			51,720

Accpt Land	50,000	**Accepted Bldg**	243,500	**Total**	293,500

Map/Lot: U01-067
Account: 1200 Card: 1 of 1 Location: 35 WATER STREET

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Rolling
Utilities	All PublicPublic Water
Street	Paved

Sale Data

Sale Date	11/06/2019
Sale Price	380,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B1649P0043		
Reference 2	U-01-067/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	115%		251,563
0.28	Acres-Influence W Size Adj	21,875.00	6,125	100%		6,125
Total Acres 0.28				Land Total		257,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT OFFICE.....	1970	3668	C 100	195,959	Avg.	74%	100%	100%	145,010
OFFICE WOOD.....	1970	6511	C 100	433,148	Avg+	82%	100%	100%	355,181
OFFICE WOOD.....	1970	2980	C 100	198,246	Avg+	82%	100%	100%	162,562
Open Frame Porch	1970	30	C 100	1,046	C Gr	82%	100%	100%	858
Open Frame Porch	1970	24	C 100	894	C Gr	82%	100%	100%	733
Open Frame Porch	1970	16	C 100	691	C Gr	82%	100%	100%	567
Wood Deck	1970	240	C 100	3,248	C Gr	82%	100%	100%	2,663
Canopy	1970	145	C 100	1,920	C Gr	82%	100%	100%	1,574
						Outbuilding Total			669,148

Land	218,600	**Accepted Bldg**	669,100	**Total**	887,700

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/06/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B1649P0434		
Reference 2	U-01-068/B0 0000000000		
Tran/Land/Bldg	1 2 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	25%		54,688
0.06	Acres-Influence W Size Adj	21,875.00	1,313	25%		328
Total Acres 0.06				Land Total		55,016

Accpt Land	55,000	**Accepted Bldg**	0	**Total**	55,000

Map/Lot: R07-091
Account: 1051 Card: 1 of 3 Location: 19 CRICKET'S LANE

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/03/2016
Sale Price	149,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3655P0079 (04/06)		
Reference 2	R-7-91		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	90%		33,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	75%		18,750
5.40	Acres-Rear Land 11-20	1,250.00	6,750	75%		5,063
Total Acres 16.40					Land Total	61,313

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,904 Sqft	Grade D 95	Base	129,967
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,708
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,480
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Below Average	Typical	112,739

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	80%	100%	72,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	120	C 100	1,718	Avg.	90%	100%	100%	1,546
Frame Shed	2003	64	C 100	490	Avg-	80%	100%	100%	392
1,904 SFLA							Outbuilding Total		1,938

Accpt Land	61,300	**Accepted Bldg**	74,100	**Total**	135,400

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/03/2016
Sale Price	149,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3655P0079 (04/06)		
Reference 2	R-7-91		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1989	14X66	C 100	107,910	Avg-	45%	100%	100%	48,020
ONE STORY FRAME	2016	320	D 100	21,589	Avg.	92%	100%	100%	19,862
Wood Deck	2019	192	C 100	2,635	Avg.	92%	100%	100%	2,424
Frame Shed	1989			- - - - S O U N D V A L U E - - - -					800
3,148 SFLA						Outbuilding Total			71,106

Accpt Land	0	**Accepted Bldg**	71,100	**Total**	71,100

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/03/2016
Sale Price	149,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3655P0079 (04/06)		
Reference 2	R-7-91		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	2012	12X36	D 100	44,289	Avg-	85%	50%	100%	18,823
SLAB.....	2012	432	D 100	1,161	Avg.	92%	100%	100%	1,068
3,580 SFLA							Outbuilding Total		19,891

Accpt Land	0	**Accepted Bldg**	19,900	**Total**	19,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	61,300	74,100	135,400	61,300	74,100	135,400
2	0	71,100	71,100	0	71,100	71,100
3	0	19,900	19,900	0	19,900	19,900
TOTAL	61,300	165,100	226,400	61,300	165,100	226,400

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1993
Sale Price	82,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1911P0051		
Reference 2	R-03-057/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 2 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650
Total Acres 1.26					Land Total	39,150

Dwelling Description **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 100	Base	101,061
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-10,735
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	90,326

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	74,067

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1983	528	C 100	19,250	Avg.	80%	100%	100%	15,400
Encl Frame Porch	1983	88	C 100	4,042	Avg.	80%	100%	100%	3,234
Frame Shed	1990	240	C 100	1,836	Avg.	84%	100%	100%	1,542
Wood Deck	1983	50	C 100	825	Avg.	80%	100%	100%	660
Wood Deck	1999	120	C 100	1,718	Avg.	88%	100%	100%	1,512
Frame Shed	1999	240	C 100	1,836	Avg.	88%	100%	100%	1,616
864 SFLA							Outbuilding Total		23,964

Accpt Land	39,200	Accepted Bldg	98,000	Total	137,200

Map/Lot: U03-004
Account: 1405 Card: 1 of 1 Location: 128 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/11/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4173P0100		
Reference 2	U-03-004/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.46	Acres-HS Size Adj	13,750.00	6,325	100%		6,325
Total Acres 0.46				Land Total		143,825

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,102 Sqft	Grade B 95	Base	188,783
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry None	Basement	-14,959
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1988	GOOD	GOOD	Above Average	Typical	187,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	140,841

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	256	B 95	21,941	Avg+	75%	100%	100%	16,456
Finished Attic	1890	256	B 95	5,615	Avg+	75%	100%	100%	4,211
ONE STORY FRAME	1890	72	B 95	6,171	Avg+	75%	100%	100%	4,628
Encl Frame Porch	1890	224	B 95	10,480	Avg+	75%	100%	100%	7,860
1SFr Overhang	1890	40	B 95	3,428	Avg+	75%	100%	100%	2,571
Wood Deck	1890	325	B 95	4,732	Avg+	75%	100%	100%	3,549
Frame Garage	1950	440	D 100	14,400	Avg-	57%	100%	100%	8,208
Open Frame Porch	1890	119	B 95	3,604	Avg+	75%	100%	100%	2,703
AB.GR. POOL.....	1890	1	C 100	1,250	Avg.	99%	100%	100%	1,238
2,123 SFLA						Outbuilding Total			51,424

Accpt Land	143,800	Accepted Bldg	192,300	Total	336,100

Map/Lot: R01-044-B1
Account: 144 Card: 1 of 1 Location: 48 HALE POND ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1994
Sale Price	33,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1991P0048		
Reference 2	R-01-044/B1 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X66	C 100	107,910	Avg.	52%	50%	100%	28,005
Wood Deck	2001	240	C 100	3,248	Avg.	89%	100%	100%	2,891
Frame Shed	1987	48	D 100	316	Avg-	73%	100%	100%	231
924 SFLA							Outbuilding Total		31,127

Accpt Land	51,000	**Accepted Bldg**	31,100	**Total**	82,100

Map/Lot: R05-055
Account: 654 Card: 1 of 1 Location: 415 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1453P0160
Reference 2	R-05-055/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
12.00	Acres-Rear Land 11-20	1,250.00	15,000	100%		15,000
Total Acres 23.00				Land Total		88,125

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	638 Sqft	Grade C 105	Base	108,208
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,080
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	106,128

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	95%	65,534

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	1900	12	C 105	989	Avg.	65%	100%	95%	611
Encl Frame Porch	1900	35	C 105	1,972	Avg.	65%	100%	95%	1,218
ONE STORY FRAME	1900	336	C 105	27,676	Avg.	65%	100%	95%	17,090
1,464 SFLA						Outbuilding Total			18,919

Accpt Land	88,100	Accepted Bldg	84,500	Total	172,600

Map/Lot: U01-026
Account: 1159 Card: 1 of 1 Location: 211 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL RES
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/22/2002
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2849P0034 (04/02)		
Reference 2	U-01-026/00 0000000000		
Tran/Land/Bldg	1 1 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.27	Acres-Commercial Size Adj	11,875.00	3,206	100%		3,206
Total Acres 0.27				Land Total		229,831

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,505 Sqft	Grade AA100	Base	466,511
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	13	HEARTH			
Bedrooms	7	Add Fixtures	0		
Baths	7	Half Baths	2	Plumbing	48,422
Attic	Full Finished			Attic	31,722
FirePlaces	3			Fireplace	16,526
Insulation	Minimal			Insulation	-8,281
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	2002	TYPICAL	TYPICAL	Above Average	Typical	554,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	416,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1845	657	AA100	79,889	Avg+	75%	100%	100%	59,917
Open Frame Porch	1845	120	AA100	5,151	Avg+	75%	100%	100%	3,863
1 Story/BASEMENT	1845	1168	AA100	167,665	Avg+	75%	100%	100%	125,749
1.5 Story/BSMT	1845	836	AA100	146,425	Avg+	75%	100%	100%	109,819
Unfinished Attic	1845	810	AA100	6,844	Avg+	75%	100%	100%	5,133
ONE STORY FRAME	1845	84	AA100	10,215	Avg+	75%	100%	100%	7,661
Frame Bay Window	1845	28	AA100	3,404	Avg+	75%	100%	100%	2,553
BSMT ENTRY.....	1845	35	AA100	829	Avg+	75%	100%	100%	622
Frame Shed	1845	224	AA100	2,656	Avg+	75%	100%	100%	1,992
Open Frame Porch	1845	36	AA100	1,856	Avg+	75%	100%	100%	1,392
6,201 SFLA						Outbuilding Total			318,701

Accpt Land	229,800	Accepted Bldg	734,900	Total	964,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1653P0272 B3776P0240
Reference 2	R-02-018/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.60	Acres-Rear Land 1-10	2,500.00	16,500	100%		16,500
Total Acres 7.60					Land Total	66,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade D 100	Base	106,227
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Fair	Typical	109,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	59%	100%	100%	64,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1977	459	D 100	5,195	Fair	59%	100%	100%	3,065
1.75 ST BARN....	1988	800	C 100	50,824	Avg-	73%	100%	100%	37,102
Frame Shed	1996	560	C 100	4,284	Avg-	77%	100%	100%	3,299
Encl Frame Porch	1998	160	C 100	6,980	Avg-	78%	100%	100%	5,444
Frame Shed	1977	160	D 100	1,052	Avg-	68%	100%	100%	715
Frame Shed	1977	180	E	0	Fair	56%	100%	100%	0
Frame Shed	1977	180	E	0	Fair	56%	100%	100%	0
Wood Deck	2018	240	C 100	3,248	Avg.	92%	100%	100%	2,988
Frame Shed	2020	64	D 100	421	Avg.	92%	100%	100%	387
Frame Garage	2020	864	C 100	28,818	Avg.	92%	100%	100%	26,513
1,056 SFLA						Outbuilding Total			79,513

Accpt Land 66,000 **Accepted Bldg** 144,300 **Total** 210,300

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/03/2022
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0578P0385		
Reference 2	U-04-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.51	Acres-Commercial Size Adj	4,750.00	2,423	100%		2,423
Total Acres 0.51					Land Total	50,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1971	2400	D 100	207,166	Avg-	66%	50%	100%	68,365
BSMT UNFINISHED.	0	2400	D 100	24,788	Avg-	57%	50%	100%	7,064
Frame Shed	0	224	C 100	1,714	Avg-	57%	50%	100%	488
								Outbuilding Total	75,917

Accpt Land	50,100	**Accepted Bldg**	75,900	**Total**	126,000

Map/Lot: R01-044-A
Account: 142 Card: 1 of 1 Location: 76 INDIAN ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1976P0138
Reference 2	R-01-044/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
11.23	R 20+-Rear 20+	625.00	7,019	100%		7,019
Total Acres 32.23					Land Total	94,019

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade B 100	Base	153,669
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Above Average	Typical	163,717

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	148,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	620	B 100	55,935	Avg+	91%	100%	100%	50,901
Open Frame Porch	1988	124	B 100	3,939	Avg+	91%	100%	100%	3,584
1/2S AD/GAR.....	1988	728	B 100	45,755	Avg+	91%	100%	100%	41,637
Wood Deck	2006	407	B 100	6,182	Avg+	91%	100%	100%	5,626
Wood Deck	1988	32	B 100	684	Avg+	91%	100%	100%	622
AB.GR. POOL.....	1988	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,740 SFLA							Outbuilding Total		103,608

Accpt Land 94,000 **Accepted Bldg** 252,600 **Total** 346,600

Map/Lot: R03-053-001
Account: 2168 Card: 1 of 1 Location: 824 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R03-053/01
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1995	14X76	D 100	90,549	Avg.	67%	50%	100%	30,399
Wood Deck	1999	96	D 100	1,214	Fair	68%	100%	100%	826
Frame Shed	2002	144	D 100	948	Avg.	90%	100%	100%	853
Frame Shed	2005	80	D 100	526	Avg.	91%	100%	100%	479
1,064 SFLA							Outbuilding Total		32,557

Accpt Land 0 **Accepted Bldg** 32,600 **Total** 32,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/11/2017
Sale Price	132,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4678P0302		
Reference 2	U-01-011/11 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1900	899	B 100	147,843	Avg.	65%	100%	100%	96,098
						Outbuilding Total			96,098

Accpt Land	0	**Accepted Bldg**	96,100	**Total**	96,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	2000	14X70	C 100	113,130	Avg-	69%	50%	100%	39,171
Frame Shed	2000			- - - - S O U N D V A L U E - - - -					300
980 SFLA						Outbuilding Total			39,471

Accpt Land	0	**Accepted Bldg**	39,500	**Total**	39,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B1274P0132
Reference 2	U-23-002/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.26	Acres-Rear Land 1-10	2,500.00	650	100%		650
Total Acres 1.26					Land Total	41,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade C 105	Base	176,389
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,392
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	177,470

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	122,454

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1950	312	C 105	4,374	Avg.	69%	100%	100%	3,018
Wood Deck	1950	120	C 105	1,804	Avg.	69%	100%	100%	1,245
1.50 ST GARAGE.. 1,820 SFLA	1971	768	C 105	59,019	Avg.	69%	100%	100%	40,723
						Outbuilding Total			44,986

Accpt Land	41,900	Accepted Bldg	167,400	Total	209,300

Map/Lot: R06-020
Account: 846 Card: 1 of 1 Location: 243 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/20/2019
Sale Price	117,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4475P0021		
Reference 2	R-06-020/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.52	Acres-HS Size Adj	4,500.00	2,340	100%		2,340
Total Acres 0.52				Land Total		47,340

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,012 Sqft	Grade C 100	Base	118,373
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	118,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	94,698

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	168	C 100	2,330	Avg.	80%	100%	100%	1,864
1,012 SFLA						Outbuilding Total			1,864

Accpt Land	47,300	**Accepted Bldg**	96,600	**Total**	143,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	12/01/1994
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2033P0300 B4054P0094 B4083P0058		
Reference 2	U-07-003/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.03	Acres-Rear Land 1-10	2,500.00	2,575	100%		2,575
Total Acres 2.03				Land Total		52,075

Accpt Land	52,100	**Accepted Bldg**	0	**Total**	52,100

Map/Lot: U21-003
Account: 1835 Card: 1 of 1 Location: 34 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1994
Sale Price	43,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2058P0013		
Reference 2	U-21-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.07	Acres-Rear Land 1-10	2,500.00	2,675	100%		2,675
Total Acres 2.07					Land Total	48,050

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	550 Sqft	Grade C 105	Base	88,779
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-7,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	81,091

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	46,222

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	308	C 105	25,370	Avg-	57%	100%	100%	14,461
Encl Frame Porch	1900	220	C 105	9,901	Avg-	57%	100%	100%	5,644
Frame Shed	1900	280	C 105	2,250	Avg-	57%	100%	100%	1,282
2 STORY GARAGE	2002	864	B 100	56,586	Avg.	90%	100%	100%	50,927
Frame Shed	2002	270	C 105	2,169	Avg-	57%	100%	100%	1,236
Wood Deck	2003	196	C 100	2,686	Avg.	90%	100%	100%	2,417
Wood Deck	2004	130	C 100	1,845	Avg.	91%	100%	100%	1,679
1,133 SFLA							Outbuilding Total		77,646

Accpt Land	48,100	**Accepted Bldg**	123,900	**Total**	172,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/13/2015
Sale Price	135,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2176P0146		
Reference 2	U-03-010/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.57	Acres-Rear Land 1-10	2,500.00	1,425	100%		1,425
Total Acres 1.57				Land Total		152,675

Dwelling Description

				Replacement Cost New	
Split Level	One Story	1,294 Sqft	Grade C 105	Base	151,358
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	650 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	44,571
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	205,612

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	162,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	134	C 100	1,896	Avg.	83%	100%	100%	1,574
Frame Shed	1975	210	C 100	1,606	Avg.	76%	100%	100%	1,221
Encl Frame Porch	2009	160	C 100	6,980	Avg.	92%	100%	100%	6,422
Wood Deck	2009	80	C 100	1,208	Avg.	92%	100%	100%	1,111
Wood Deck	2016	372	C 100	4,930	Avg.	92%	100%	100%	4,536
1,294 SFLA						Outbuilding Total			14,864

Accpt Land	152,700	**Accepted Bldg**	177,300	**Total**	330,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/1993
Sale Price	100,915
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1887P0141		
Reference 2	R-08-013/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.14	Acres-Rear Land 1-10	2,500.00	350	100%		350
Total Acres 1.14				Land Total		45,725

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 105	Base	178,822
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	582 Sqft, Grade C	Basement Gar	None	Fin Bsmt	35,717
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	219,012

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	188,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	160	C 105	2,339	Avg.	86%	100%	100%	2,012
Frame Shed	2000	80	E 100	454	Avg-	79%	100%	100%	359
1,456 SFLA						Outbuilding Total			2,371

Accpt Land	45,700	**Accepted Bldg**	190,700	**Total**	236,400

Map/Lot: R05-039
Account: 613 Card: 1 of 1 Location: 69 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/06/2022
Sale Price	147,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1721P0039		
Reference 2	R-05-039/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.99	Acres-Rear Land 1-10	2,500.00	2,475	100%		2,475
Total Acres 1.99					Land Total	40,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	240	C 100	3,248	Avg-	76%	100%	100%	2,468
Wood Deck	2000	64	C 100	1,004	Avg-	79%	100%	100%	793
12' Mobile Home	1993	14X66	C 100	107,910	Avg.	63%	50%	100%	34,172
924 SFLA							Outbuilding Total		37,433

Accpt Land	41,000	**Accepted Bldg**	37,400	**Total**	78,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/05/2019
Sale Price	192,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4563P0056
Reference 2	U-02-010/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28					Land Total	72,600

Dwelling Description

Cape Cod	One & 1/2 Story	736 Sqft	Grade C 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	107,488
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,862
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2017	TYPICAL	TYPICAL	Good	Typical	105,626

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	84,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2014	112	D 100	1,389	Avg.	92%	100%	100%	1,278
Frame Shed	2014	96	D 100	632	Avg.	92%	100%	100%	581
Wood Deck	2017	40	C 100	698	Avg.	92%	100%	100%	642
1,104 SFLA							Outbuilding Total		2,501

Accpt Land	72,600	**Accepted Bldg**	87,000	**Total**	159,600

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/2000
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2536P0040		
Reference 2	R-05-056/B0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	49,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1979	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
Frame Shed	1998	160	B 100	1,408	Avg.	88%	100%	100%	1,239
924 SFLA							Outbuilding Total		13,357

Accpt Land	49,400	**Accepted Bldg**	13,400	**Total**	62,800

Map/Lot: R05-056-C
Account: 2254 Card: 1 of 1 Location: 16 HURRICANE HILL PASS

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	02/01/2002
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2814P0208 02/02		
Reference 2	R-5-056/C0		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		48,625

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	208,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,126
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	222,973

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	200,676

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2002	168	B 100	21,831	Avg.	90%	100%	100%	19,648
1.50 ST GARAGE..	2002	676	B 100	57,478	Avg.	90%	100%	100%	51,730
1SFr Overhang	2002	48	B 100	4,330	Avg.	90%	100%	100%	3,897
Brick Deck	2002	600	B 100	8,194	Avg.	90%	100%	100%	7,375
2,260 SFLA						Outbuilding Total			82,650

Accpt Land	48,600	**Accepted Bldg**	283,300	**Total**	331,900

Map/Lot: R05-056
Account: 655 Card: 1 of 1 Location: 397 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above StreetRolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/12/2005
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3550P0187 B4461P0199		
Reference 2	R-05-056/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	95%	Corner/Loc	41,563
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
10.00	R 20+-Rear 20+	625.00	6,250	100%		6,250
Total Acres 31.00					Land Total	89,688

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	468 Sqft	Grade B 100	Base	84,393
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	GOOD	TYPICAL	Poor	Typical	84,393

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	25%	30%	100%	6,329

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1850	320	B 95	32,376	Poor	25%	30%	100%	2,428
Wood Deck	1990	200	C 100	2,738	Avg.	84%	100%	100%	2,300
1.25 ST GARAGE..	1960	390	D 100	19,752	Fair	46%	100%	100%	9,086
Frame Shed	1960	208	D 100	1,369	Fair	46%	100%	100%	630
1.75 ST BARN....	1950	1050	D 100	55,485	Fair	42%	100%	100%	23,304
1 Story/BASEMENT	1850	260	B 95	26,306	Poor	25%	30%	100%	1,973
1 Story/BASEMENT	1850	260	B 95	26,306	Poor	25%	30%	100%	1,973
Finished Attic	1850	208	B 95	4,561	Poor	25%	30%	100%	342
1,625 SFLA							Outbuilding Total		42,036

Accpt Land	89,700	Accepted Bldg	48,400	Total	138,100

Map/Lot: R05-022
Account: 578 Card: 1 of 1 Location: 11 HUNTOON HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0614P0123
Reference 2	R-05-022/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	20 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.23	Acres-Commercial Size Adj	4,750.00	1,093	100%		1,093
Total Acres 0.23					Land Total	48,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LODGE.....	1900	2196	C 100	126,988	Avg-	57%	70%	100%	50,668
LODGE.....	1900	2196	C 100	126,988	Avg-	57%	50%	100%	36,192
Frame Shed	0	48	C 100	368	Avg-	57%	100%	100%	210
Open Frame Porch	1900	40	C 100	1,299	Avg-	57%	100%	100%	740
								Outbuilding Total	87,810

Accpt Land	48,800	**Accepted Bldg**	87,800	**Total**	136,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/18/2021
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.92	Acres-Rear Land 1-10	2,500.00	9,800	100%		9,800
Total Acres 4.92					Land Total	55,175

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	640 Sqft	Grade C 105	Base	110,718
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-8,350
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	102,368

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	94,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	120	C 105	3,490	Avg.	92%	100%	100%	3,211
Wood Deck	2020	200	C 105	2,875	Avg.	92%	100%	100%	2,645
1,120 SFLA						Outbuilding Total			5,856

Accpt Land	55,200	**Accepted Bldg**	100,000	**Total**	155,200

Map/Lot: R03-010-A
Account: 2153 Card: 1 of 1 Location: 128 HERMITAGE LANE

Neighborhood	RURAL WEST
Tree Growth	2013
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/30/2012
Sale Price	57,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4518P0319		
Reference 2	R-03-010/A		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
13.00	Acres-Rear Land 1-10	2,500.00	32,500	100%		32,500
28.00	Acres-Rear Land 11-20	1,250.00	35,000	100%		35,000
69.00	Acres-Mixed Wood	393.00	27,117	100%		27,117
6.00	Acres-Wasteland	75.00	450	100%		450
Total Acres 117.00				Land Total		144,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FIN APT/1 ST GARAGE	2016	900	C 100	43,875	Avg.	92%	100%	100%	40,365
Frame Shed	2016	144	D 100	948	Avg.	92%	100%	100%	872
Canopy	2016	96	D 100	1,122	Avg.	92%	100%	100%	1,032
Encl Frame Porch	2020	225	C 100	9,634	Avg.	92%	100%	100%	8,863
						Outbuilding Total			51,132

Accpt Land 144,600 **Accepted Bldg** 51,100 **Total** 195,700

Map/Lot: R07-026-003
Account: 952 Card: 1 of 1 Location: 337 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/06/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2227P0115		
Reference 2	R-07-026/03 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60				Land Total		46,875

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,344 Sqft	Grade D 100	Base	96,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	96,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	82,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	444	D 100	5,030	Avg.	85%	100%	100%	4,275
Frame Garage	1990	576	D 100	17,730	Avg.	85%	100%	100%	15,070
1,344 SFLA						Outbuilding Total			19,345

Accpt Land	46,900	Accepted Bldg	101,400	Total	148,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/12/2018
Sale Price	259,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2679P0018 05/01		
Reference 2	R-06-023/B0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
5.40	Acres-Rear Land 1-10	2,500.00	13,500	100%		13,500
Total Acres 6.40					Land Total	61,625

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,688 Sqft	Grade B 100	Base	231,601
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-6,030
Fin. Basement Area	874 Sqft, Grade B	Basement Gar	None	Fin Bsmt	55,948
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	Floor & Stairs			Attic	4,135
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	296,259

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	260,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1997	672	B 100	42,010	Avg.	88%	100%	100%	36,969
Open Frame Porch	1997	120	B 100	3,822	Avg.	88%	100%	100%	3,363
Wood Deck	1997	576	B 100	8,661	Avg.	88%	100%	100%	7,622
AB.GR. POOL.....	1997	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2006	320	C 110	2,692	Avg.	92%	100%	100%	2,477
1,688 SFLA						Outbuilding Total			51,669

Accpt Land	61,600	**Accepted Bldg**	312,400	**Total**	374,000

Map/Lot: U15-005-A
Account: 1742 Card: 1 of 1 Location: 564 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/19/2019
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4282P0263B4320P0157		
Reference 2	U-15-005/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.06	Acres-Commercial 1-20	15,875.00	16,828	100%		16,827
Total Acres 2.06				Land Total		175,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1960	4746	D 100	409,672	Avg-	61%	100%	100%	249,900
Frame Shed	2005	200	D 100	1,316	Avg-	81%	100%	100%	1,066
PAVING.....	1980	4500	C 100	9,540	Avg.	79%	50%	100%	3,768
Open Frame Porch	2005	96	C 100	2,716	Avg.	91%	100%	100%	2,472
Open Frame Porch	2020	120	C 100	3,324	Avg.	92%	100%	100%	3,058
							Outbuilding Total		260,264

Accpt Land	175,200	**Accepted Bldg**	260,300	**Total**	435,500

Map/Lot: R05-095-001
Account: 2300 Card: 1 of 1 Location: 50 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	
Tran/Land/Bldg	9 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Sale Data

Sale Date	08/14/2015
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2003	14X67	D 100	81,760	Avg.	82%	50%	100%	33,677
Frame Shed	2012	140	C 100	1,071	Avg.	92%	100%	100%	985
938 SFLA						Outbuilding Total			34,662

Accpt Land 0 **Accepted Bldg** 34,700 **Total** 34,700

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	48,438

Accpt Land 48,400 **Accepted Bldg** 0 **Total** 48,400

Map/Lot: U11-018
Account: 1664 Card: 1 of 1 Location: 297 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/31/2015
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B2686P0271		
Reference 2	U-11-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.62	Acres-Commercial Size Adj	15,875.00	9,843	100%		9,843
Total Acres 0.62					Land Total	152,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1962	1120	C 100	13,451	Avg.	70%	100%	100%	9,416
STORE FRAME.....	0	3137	C 100	314,866	Avg.	65%	100%	100%	204,663
Wood Deck	0	240	D 100	2,792	Avg.	65%	100%	100%	1,815
FIN. BASEMENT	1962	1120	D 100	51,458	Avg.	70%	100%	100%	36,021
Wood Deck	0	48	D 100	688	Avg.	65%	100%	100%	447
								Outbuilding Total	252,362

Accpt Land	152,300	**Accepted Bldg**	252,400	**Total**	404,700

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/25/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3622P0080 (01/06)		
Reference 2	U-17-006/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.36	Acres-Commercial 1-20	15,875.00	21,590	100%		21,590
Total Acres 2.36				Land Total		179,965

Accpt Land	180,000	**Accepted Bldg**	0	**Total**	180,000

Map/Lot: R01-044-F1
Account: 150 Card: 1 of 1 Location: 100 HALE POND ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2016
Sale Price	78,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2889P0175 (07/02)		
Reference 2	R-01-044/F1 0000000000		
Tran/Land/Bldg	7 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	5 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.37	Acres-Rear Land 1-10	2,500.00	3,425	100%		3,425
Total Acres 2.37					Land Total	52,925

Dwelling Description

Double Wide	One Story	1,104 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	79,325
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,639
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,634
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,685
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Below Average	Typical	64,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	50,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	480	C 100	17,884	Avg.	90%	100%	100%	16,096
Wood Deck	2002	144	C 100	2,024	Avg.	90%	100%	100%	1,822
1,104 SFLA						Outbuilding Total			17,918

Accpt Land	52,900	**Accepted Bldg**	68,500	**Total**	121,400

Name: IRVING OIL LIMITED
ATTN: CORPORATE REAL ESTATE
Map/Lot: U16-007
Account: 1758 Card: 1 of 1 Location: 647 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/24/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4755P0250		
Reference 2	U-16-007/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.30	Acres-Franchise Prime	158,750	365,125	100%		365,125
Total Acres 2.30					Land Total	365,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CANOPY AV.....	1992	1104	C 100	21,626	Avg.	85%	100%	100%	18,382
PAVING.....	1992	25000	C 100	53,000	Avg.	85%	50%	100%	22,525
								Outbuilding Total	40,907

Accpt Land	365,100	**Accepted Bldg**	40,900	**Total**	406,000

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/24/2014
Sale Price	2,083,333
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4755P0250		
Reference 2	U-16-008/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	238,750	238,750	100%		238,750
1.00	Acres-Franchise Size Adj	23,875.00	23,875	100%		23,875
0.58	Acres-Franchise Prime	158,750	92,075	100%		92,075
Total Acres 1.58					Land Total	354,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CONVENIENCE STORE	1992	4096	AA100	545,514	Exc.	97%	100%	100%	529,149
CANOPY AV.....	1992	936	B 100	21,086	B Gr	97%	100%	100%	20,453
CANOPY AV.....	1992	2784	B 100	62,715	B Gr	97%	100%	100%	60,834
CANOPY AV.....	1992	1104	C 100	21,626	C Gr	97%	100%	100%	20,977
PAVING.....	1992	60000	C 100	127,200	Avg.	85%	100%	100%	108,120
COOLER.....	2010	224	C 100	10,172	Avg.	92%	100%	100%	9,358
COOLER.....	2008	270	C 100	12,261	Avg.	92%	100%	100%	11,280
COOLER.....	2011	144	C 100	6,539	Avg.	92%	100%	100%	6,016
								Outbuilding Total	766,187

Accpt Land	354,700	**Accepted Bldg**	766,200	**Total**	1,120,900

Map/Lot: R07-070-A2
Account: 2162 Card: 1 of 1 Location: 10 CHENEY DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Private

Sale Data

Sale Date	06/28/2019
Sale Price	340,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2469P0283		
Reference 2	R-07-070/A2		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	25 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02				Land Total		41,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,140 Sqft	Grade B 100	Base	211,764
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	216,663

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	192,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1999	132	B 100	14,059	Avg.	89%	100%	100%	12,513
Frame Garage	2002	896	B 100	34,188	Avg.	89%	100%	100%	30,427
Open Frame Porch	1999	144	B 100	4,521	Avg.	89%	100%	100%	4,024
Wood Deck	1999	240	B 100	3,735	Avg.	89%	100%	100%	3,324
BSMT ENTRY.....	1999	30	B 100	528	Avg.	89%	100%	100%	470
2,127 SFLA						Outbuilding Total			50,758

Accpt Land	41,300	Accepted Bldg	243,600	Total	284,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/05/2020
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1338P0222		
Reference 2	R-07-026/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70				Land Total		47,125

Dwelling Description **Replacement Cost New**

Colonial	Two Story	864 Sqft	Grade B 95	Base	188,768
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade B	Basement Gar	None	Fin Bsmt	30,406
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Above Average	Typical	223,828

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	201,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	176	B 95	15,085	Avg+	90%	100%	100%	13,577
Open Frame Porch	1985	88	B 95	2,746	Avg+	90%	100%	100%	2,471
1.75 ST GARAGE..	1985	576	B 95	54,945	Avg+	90%	100%	100%	49,451
AB.GR. POOL.....	1985	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2001	288	C 100	3,860	Avg.	89%	100%	100%	3,435
1,904 SFLA						Outbuilding Total			70,172

Accpt Land	47,100	Accepted Bldg	271,600	Total	318,700

Map/Lot: U17-004-A
Account: 2482 Card: 1 of 1 Location: 693 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/14/2019
Sale Price	1,100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4791P0281		
Reference 2	U-17-4/A		
Tran/Land/Bldg	0 2 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	238,750	238,750	100%		238,750
1.00	Acres-Franchise Size Adj	23,875.00	23,875	100%		23,875
0.25	Acres-Commercial 1-20	15,875.00	3,969	100%		3,969
Total Acres 1.25				Land Total		266,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	2014	6000	C 100	602,228	Avg.	92%	100%	100%	554,050
Frame Shed	2014	80	C 100	612	Avg.	92%	100%	100%	563
PAVING.....	2014	14000	C 100	29,680	Avg.	92%	100%	100%	27,306
STORE FRAME.....	2022	3600	D 100	310,750	Avg.	92%	100%	100%	285,890
						Outbuilding Total			867,809

Accpt Land	266,600	**Accepted Bldg**	867,800	**Total**	1,134,400

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public SewerPublic Water
Street	Paved

Sale Data

Sale Date	07/11/2018
Sale Price	89,191
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2698P0220 B3652P0256		
Reference 2	U-06-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.86	Acres-Rear Land 1-10	2,500.00	4,650	100%		4,650
Total Acres 2.86					Land Total	54,150

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	612 Sqft	Grade B 100	Base	140,748
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,372
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Hot Water C	Cooling	0% None	Heat	-9,369
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Full Finished			Attic	12,599
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	OLD TYPE	Old Type	Fair	Typical	155,110

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	42%	75%	100%	48,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	392	B 100	57,641	Fair	42%	75%	100%	18,157
ONE STORY FRAME	1880	310	B 100	27,968	Fair	42%	75%	100%	8,810
ONE STORY FRAME	1880	160	B 100	14,435	Fair	42%	75%	100%	4,547
ONE STORY FRAME	1880	710	C 100	55,700	Fair	42%	50%	100%	11,697
Open Frame Porch	1880	32	B 100	1,261	Fair	42%	75%	100%	398
Wood Deck	2022	529	C 100	6,932	Avg.	92%	100%	100%	6,377
3,188 SFLA							Outbuilding Total		49,986

Accpt Land	54,200	**Accepted Bldg**	98,800	**Total**	153,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Private

Sale Data

Sale Date	09/12/2022
Sale Price	32,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2060P0275		
Reference 2	R-5-039/A1		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02				Land Total		41,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -					2,000
							Outbuilding Total		2,000

Accpt Land	41,100	**Accepted Bldg**	2,000	**Total**	43,100

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/26/2005
Sale Price	139,920
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3545P0119 (08/05)		
Reference 2	R-2-12-C		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	50,500

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	378 Sqft	Grade C 105	Base	70,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Good	Typical	70,743

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	56,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1940	231	C 105	22,464	Good	80%	100%	100%	17,971
Wood Deck	2016	144	C 100	2,024	Avg.	92%	100%	100%	1,862
Wood Deck	2018	274	C 100	3,681	Avg.	92%	100%	100%	3,387
Encl Frame Porch	2018	49	C 100	2,450	Avg.	92%	100%	100%	2,254
987 SFLA							Outbuilding Total		25,474

Accpt Land	50,500	**Accepted Bldg**	82,100	**Total**	132,600

Map/Lot: R09-007-004
Account: 1105 Card: 1 of 1 Location: 216 YOUNG'S POINT ROAD

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/27/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3476P0092		
Reference 2	R-09-007/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
0.30	Acres-Waterfront Rear	16,250.00	4,875	100%		4,875
Total Acres 1.30				Land Total		279,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,350 Sqft	Grade B 100	Base	181,594
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	675 Sqft, Grade D	Basement Gar	None	Fin Bsmt	32,313
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	229,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	190,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	260	B 100	23,458	Avg.	83%	100%	100%	19,470
Encl Frame Porch	1985	100	B 100	5,212	Avg.	83%	100%	100%	4,326
Wood Deck	1985	100	B 100	1,682	Avg.	83%	100%	100%	1,396
Frame Garage	1985	484	B 100	20,698	Avg.	83%	100%	100%	17,179
Frame Shed	2006	96	C 100	735	Avg.	92%	100%	100%	676
1,610 SFLA						Outbuilding Total			43,047

Accpt Land	279,900	**Accepted Bldg**	233,500	**Total**	513,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1996
Sale Price	71,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2199P0172		
Reference 2	R-07-032/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.73	Acres-Rear Land 1-10	2,500.00	1,825	100%		1,825
Total Acres 1.73					Land Total	47,200

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	480 Sqft	Grade C 105	Base	81,410
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-6,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	1999	GOOD	TYPICAL	Above Average	Typical	78,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	60,941

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	176	C 105	14,498	Avg+	78%	100%	100%	11,308
Wood Deck	1985	224	C 100	3,044	Avg.	81%	100%	100%	2,466
Frame Garage	1960	420	D 100	13,910	Avg.	69%	100%	100%	9,598
Frame Shed	1960	325	D 100	2,139	Fair	46%	100%	100%	984
Wood Deck	2001	201	C 100	2,750	Avg.	89%	100%	100%	2,448
1SFr Overhang	1999	20	C 105	1,648	Avg+	78%	100%	100%	1,285
Open Frame Porch	2012	40	C 100	1,299	Avg.	92%	100%	100%	1,195
1,036 SFLA							Outbuilding Total		29,284

Accpt Land	47,200	**Accepted Bldg**	90,200	**Total**	137,400

Map/Lot: U11-013
Account: 1654 Card: 1 of 1 Location: 37 PAGE AVENUE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Swampy
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	03/22/2019
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3128P0237 (08/03)		
Reference 2	U-11-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.57	Acres-HS Size Adj	3,750.00	2,138	100%		2,138
Total Acres 0.57				Land Total		39,638

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,040 Sqft	Grade C 105	Base	121,648
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	312 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,236
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	151,058

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	119,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	40	C 105	3,295	Avg.	79%	100%	100%	2,603
1SFr Overhang	1975	32	C 105	2,635	Avg.	79%	100%	100%	2,082
Frame Garage	1975	576	C 100	20,616	Avg.	76%	100%	100%	15,668
Frame Shed	1975	80	C 100	612	Avg.	76%	100%	100%	465
Frame Shed	1975	60	C 100	459	Avg.	76%	100%	100%	349
Encl Frame Porch	2003	96	C 100	4,369	Avg.	90%	100%	100%	3,932
1,112 SFLA						Outbuilding Total			25,099

Accpt Land	39,600	Accepted Bldg	144,400	Total	184,000

Map/Lot: R04-011-A1
Account: 496 Card: 1 of 1 Location: 1058 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/23/2020
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3970P0098 B3978P0238		
Reference 2	R-04-011/A1 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 1.49					Land Total	50,725

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,248 Sqft	Grade C 100	Base	145,977
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,428
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	163,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	85%	90%	100%	124,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	130	D 100	8,771	Avg-	74%	95%	100%	6,166
Frame Garage	1990	720	C 95	23,481	Avg.	84%	95%	100%	18,738
AB.GR. POOL.....	1990	1	C 100	1,250	Avg.	84%	100%	100%	1,050
Wood Deck	1990	100	C 100	1,462	Avg-	74%	100%	100%	1,082
1,378 SFLA						Outbuilding Total			27,036

Accpt Land	50,700	**Accepted Bldg**	151,900	**Total**	202,600

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2226P0141 B3958P0066 B4126P0259
Reference 2	R-01-044/L0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Dwelling Description **Replacement Cost New**

Colonial	Two & 1/2 Story	1,008 Sqft	Grade B 100	Base	241,480
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	249,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	222,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	140	B 100	4,405	Avg.	88%	100%	100%	3,876
AB.GR. POOL.....	1999	1	C 100	1,250	Avg.	99%	100%	100%	1,238
BSMT ENTRY.....	1999	45	B 100	792	Avg.	88%	100%	100%	697
Wood Deck	1999	120	C 100	1,718	Avg.	88%	100%	100%	1,512
1 Story/BASEMENT	1999	196	B 100	20,875	Avg.	88%	100%	100%	18,370
Wood Deck	2006	440	B 100	6,668	Avg.	89%	100%	100%	5,935
2,716 SFLA							Outbuilding Total		31,628

Accpt Land 51,300 **Accepted Bldg** 253,800 **Total** 305,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/14/2014
Sale Price	26,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4828p0297		
Reference 2	R-05-037/G		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700
Total Acres 1.28				Land Total		39,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1999	140	C 100	1,071	Avg.	88%	100%	100%	942
						Outbuilding Total			942

Accpt Land	39,200	**Accepted Bldg**	900	**Total**	40,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1485P0092
Reference 2	R-02-031/A0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.84	Acres-Rear Land 1-10	2,500.00	2,100	100%		2,100
Total Acres 1.84					Land Total	51,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	0	720	C 100	24,718	Avg.	65%	100%	100%	16,067
14' Mobile Home	1984	14X66	D 100	80,784	Avg.	50%	50%	100%	20,196
Frame Shed	1980	84	D 100	552	Fair	57%	100%	100%	315
Wood Deck	2008	78	C 100	1,182	Avg.	92%	100%	100%	1,087
Wood Deck	2008	112	C 100	1,615	Avg.	92%	100%	100%	1,486
924 SFLA							Outbuilding Total		39,151

Accpt Land	51,600	**Accepted Bldg**	39,200	**Total**	90,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2588P0113 08/00
Reference 2	R-03-014/00 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	95%	Topography	42,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.90	Acres-Rear Land 1-10	2,500.00	12,250	100%		12,250
Total Acres 5.90					Land Total	59,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1984	14X56	D 100	71,019	Poor	20%	50%	100%	7,102
12' Mobile Home	1976	12X60	D 100	64,485	Poor	20%	25%	100%	3,224
Frame Shed	1992	384	D 100	2,526	Poor	50%	50%	100%	632
1,504 SFLA							Outbuilding Total		10,958

Accpt Land	59,500	**Accepted Bldg**	11,000	**Total**	70,500

Map/Lot: R05-037-F
Account: 2125 Card: 1 of 1 Location: 149 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2254P0067
Reference 2	R-05-037/F
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
5.40	Acres-Rear Land 1-10	2,500.00	13,500	100%		13,500
Total Acres 6.40					Land Total	52,000

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	960 Sqft	Grade D 100	Base	90,132
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-13,922
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-5,495
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,664
Attic	Floor & Stairs			Attic	1,759
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,465
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	None	None	Poor	Inadeq.	67,345

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	Location	41%	8%	100%	2,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	1520	D 100	40,848	Poor	36%	90%	100%	13,234
Frame Shed	1970	540	D 100	3,552	Poor	36%	50%	100%	640
Frame Shed	1970	432	D 100	2,842	Poor	36%	50%	100%	512
Frame Shed	1970	96	D 100	632	Poor	36%	100%	100%	228
14' Mobile Home	1970	14X60	D 100	74,925	Fair	30%	50%	100%	11,239
1,800 SFLA							Outbuilding Total		25,853

Accpt Land 52,000 **Accepted Bldg** 28,100 **Total** 80,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1015P0141 B3820P0123 B4385P0146
Reference 2	R-05-037/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
118.00	R 20+-Rear 20+	625.00	73,750	100%		73,750
Total Acres 139.00					Land Total	149,750

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	792 Sqft	Grade D 100	Base	112,221
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,934
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,116
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Poor	Typical	102,171

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	25%	100%	95%	24,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	504	D 100	34,004	Poor	25%	100%	95%	8,076
Frame Shed	1900	570	D 100	3,750	Poor	25%	100%	95%	891
Frame Garage	1960	800	D 100	23,216	Poor	30%	100%	95%	6,617
Wood Deck	1960	80	D 100	1,039	Poor	25%	100%	95%	247
1,890 SFLA							Outbuilding Total		15,831

Accpt Land	149,800	Accepted Bldg	40,100	Total	189,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10' Mobile Home	2000	12X56	D 100	61,119	Avg.	77%	50%	100%	23,429
Wood Deck	2008	96	C 100	1,411	Avg.	92%	100%	100%	1,298
672 SFLA						Outbuilding Total			24,727

Accpt Land	0	**Accepted Bldg**	24,700	**Total**	24,700

Name: JAMES, SCOTT D
JAMES, ASHLEY K
Map/Lot: R07-012
Account: 911 Card: 1 of 1 Location: 4 PINE NEEDLE DRIVE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/17/2016
Sale Price	21,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B1233P0070		
Reference 2	R-07-012/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.32	Acres-Rear Land 1-10	2,500.00	8,300	100%		8,300
Total Acres 4.32					Land Total	53,675

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,300 Sqft	Grade C 100	Base	144,819
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	Floor & Stairs			Attic	2,769
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,300	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	151,848

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	139,700

Accpt Land	53,700	**Accepted Bldg**	139,700	**Total**	193,400

Map/Lot: R07-060
Account: 988 Card: 1 of 1 Location: 166 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	01/09/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1111P0073 B3895P0039		
Reference 2	R-07-060/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.15	Acres-Rear Land 1-10	2,500.00	2,875	100%		2,875
Total Acres 2.15				Land Total		44,125

Dwelling Description **Replacement Cost New**

Conventional	One Story	396 Sqft	Grade D 100	Base	37,938
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-2,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	65% Forced Warm	Cooling	0% None	Heat	-793
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,443
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-604
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	41,868

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	27,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	576	D 100	45,876	Avg.	65%	100%	100%	29,819
ONE STORY FRAME	1900	150	D 100	10,120	Avg.	65%	100%	100%	6,578
Wood Deck	1900	552	D 100	6,214	Avg.	65%	100%	100%	4,039
Frame Garage	1970	576	C 100	20,616	Avg.	74%	100%	100%	15,256
AB.GR. POOL.....	1900	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2004	64	D 100	864	Avg.	65%	100%	100%	562
ONE STORY FRAME	1900	300	D 100	20,240	Avg.	65%	100%	100%	13,156
1,422 SFLA						Outbuilding Total			70,648

Accpt Land 44,100 **Accepted Bldg** 97,900 **Total** 142,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0546P0323
Reference 2	R-05-036/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	39,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,170 Sqft	Grade B 95	Base	149,513
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Above Average	Typical	154,167

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	85%	100%	95%	124,490

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	576	B 95	22,524	Avg+	85%	100%	95%	18,188
Encl Frame Porch	1970	108	B 95	5,308	Avg+	85%	100%	95%	4,286
CARPORT.....	2003	336	C 100	5,390	Avg.	90%	100%	95%	4,608
Wood Deck	1970	430	B 95	6,194	Avg+	85%	100%	95%	5,002
Wood Deck	1970	84	B 95	1,375	Avg+	85%	100%	95%	1,111
2S Frame Shed	1970	168	C 100	2,249	Avg.	74%	100%	95%	1,581
Frame Shed	1970	96	C 100	735	Avg.	74%	100%	95%	517
ONE STORY FRAME 1,226 SFLA	2010	56	C 100	4,394	Avg.	92%	100%	95%	3,840
							Outbuilding Total		39,133

Accpt Land	39,800	Accepted Bldg	163,600	Total	203,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1996
Sale Price	75,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2804P0146 (02/02)		
Reference 2	R-01-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.33	Acres-Rear Land 1-10	2,500.00	5,825	100%		5,825
Total Acres 3.33					Land Total	55,325

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	110,044
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	112,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	72,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	560	C 100	43,932	Avg-	61%	100%	100%	26,799
Wood Deck	2006	400	C 100	5,288	Avg.	92%	100%	100%	4,865
Frame Shed	2001	96	D 100	632	Avg-	79%	100%	100%	499
Encl Frame Porch	2005	112	C 100	5,021	Avg.	91%	100%	100%	4,569
Wood Deck	2006	49	C 100	812	Avg.	92%	100%	100%	747
Wood Deck	2009	100	D 95	1,195	Avg.	92%	100%	100%	1,099
1,520 SFLA						Outbuilding Total			38,578

Accpt Land	55,300	**Accepted Bldg**	110,800	**Total**	166,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1027P0173
Reference 2	R-01-040/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.48	Acres-Rear Land 1-10	2,500.00	8,700	100%		8,700
Total Acres 4.48					Land Total	58,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	783 Sqft	Grade B 95	Base	138,176
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-7,972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Average	Typical	141,830

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	92,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1800	800	B 95	63,775	Avg.	65%	100%	100%	41,454
1 & 1/2 STORY FR	1800	224	B 95	24,189	Avg.	65%	100%	100%	15,723
1.50 ST BARN....	1900	1408	D 100	57,885	Avg-	57%	100%	100%	32,994
Frame Shed	1900	192	D 100	1,262	Avg-	57%	100%	100%	719
Frame Shed	1900	144	E 100	815	Fair	42%	100%	100%	342
Frame Shed	1900	440	D 100	2,895	Avg-	57%	100%	100%	1,650
Wood Deck	2005	384	B 95	5,554	Avg.	65%	100%	100%	3,610
1 Story/BASEMENT	1800	182	B 95	18,415	Avg.	65%	100%	100%	11,970
Encl Frame Porch	1990	64	B 95	3,346	Avg.	65%	100%	100%	2,175
Encl Frame Porch	1900	64	B 95	3,346	Avg.	65%	100%	100%	2,175
1,888 SFLA							Outbuilding Total		112,812

Accpt Land	58,200	Accepted Bldg	205,000	Total	263,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed 1,888 SFLA	2018	80	C 100	612	Avg.	92%	100%	100%	563
						Outbuilding Total			563

Accpt Land	0	**Accepted Bldg**	600	**Total**	600

Name: JARRETT, STEPHEN M
JARRETT, PATRICIA L & TIMOTHYL. JARRETT
Map/Lot: R01-040
Account: 129
Location:

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	58,200	205,000	263,200	58,200	205,000	263,200
2	0	600	600	0	600	600
TOTAL	58,200	205,600	263,800	58,200	205,600	263,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B4009P0107
Reference 2	R01-40-A
Tran/Land/Bldg	0 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.56	Acres-Rear Land 1-10	2,500.00	3,900	100%		3,900
Total Acres 2.56					Land Total	53,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2005	14X66	D 100	80,784	Avg-	81%	50%	100%	32,516
1.50 ST BARN....	1995	1980	C 100	92,376	Avg.	86%	100%	100%	79,443
Wood Deck	2005	268	D 105	3,255	Avg-	81%	100%	100%	2,637
924 SFLA							Outbuilding Total		114,596

Accpt Land	53,400	**Accepted Bldg**	114,600	**Total**	168,000

Map/Lot: R03-085
Account: 466 Card: 1 of 1 Location: 186 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/04/2020
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4041P0103		
Reference 2	R-03-085/00 0000000000		
Tran/Land/Bldg	1 3 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.01	Acres-Commercial 1-20	4,750.00	4,798	100%		4,798
Total Acres 2.01					Land Total	57,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN WOOD.....	1960	4000	D 100	112,583	Fair	46%	100%	100%	51,788
WAREHOUSE WD....	1960	2400	D 100	96,090	Poor	30%	100%	100%	28,827
								Outbuilding Total	80,615

Accpt Land	57,200	**Accepted Bldg**	80,600	**Total**	137,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/14/2023
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2508P0047		
Reference 2	R-07-019/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.64	Acres-Rear Land 1-10	2,500.00	1,600	100%		1,600
Total Acres 1.64					Land Total	46,975

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	240 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,027
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	131,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	102,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1973	192	C 105	15,815	Avg.	78%	100%	100%	12,336
Open Frame Porch	1973	64	C 105	2,001	Avg.	78%	100%	100%	1,561
Frame Garage	1973	768	C 105	27,388	Avg.	78%	100%	100%	21,363
ONE STORY FRAME	1998	320	C 100	25,104	Avg.	88%	100%	100%	22,092
Wood Deck	2005	260	C 105	3,678	Avg.	78%	100%	100%	2,869
Canopy	1973	48	C 105	738	Avg.	78%	100%	100%	576
Frame Shed	1973	80	D 100	526	Fair	53%	100%	100%	279
Frame Shed	1973	100	E 100	566	Poor	38%	100%	100%	215
Frame Shed	1973	64	D 100	421	Fair	53%	100%	100%	223
1,472 SFLA							Outbuilding Total		61,514

Accpt Land	47,000	Accepted Bldg	164,400	Total	211,400

Map/Lot: U01-156
Account: 1295 Card: 1 of 1 Location: 31 LEE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/01/1994
Sale Price	53,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2030P0232		
Reference 2	U-01-156/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	95%		130,625
0.06	Acres-HS Size Adj	13,750.00	825	100%		825
Total Acres 0.06				Land Total		131,450

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	952 Sqft	Grade B 95	Base	118,179
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-9,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,461
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,981
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-185
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	OLD TYPE	Old Type	Below Average	Typical	108,822

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	57%	100%	90%	55,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2002	384	B 100	3,378	Avg.	90%	100%	90%	2,736
Frame Shed	2005	80	C 100	612	Avg.	91%	100%	90%	501
Wood Deck	2009	32	C 100	595	Avg.	92%	100%	90%	492
952 SFLA						Outbuilding Total			3,729

Accpt Land	131,500	**Accepted Bldg**	59,600	**Total**	191,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/06/2014
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	W-016		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	1998	16X80	D 100	109,170	Avg.	73%	50%	100%	39,769
Frame Shed	1998	80	D 100	526	Avg-	78%	100%	100%	410
Encl Frame Porch	1998	96	D 100	3,758	Avg-	78%	100%	100%	2,931
Wood Deck	2010	64	C 100	1,004	Avg.	92%	100%	100%	924
1,280 SFLA						Outbuilding Total			44,034

Accpt Land	0	**Accepted Bldg**	44,000	**Total**	44,000

Map/Lot: R08-022
Account: 2360 Card: 1 of 1 Location: 41 DRAGONFLY LANE

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	03/14/2006
Sale Price	146,300
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3648P0232 (03/06)		
Reference 2	R-8-22		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	75%		106,875
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
13.58	Acres-Rear Land 1-10	2,500.00	33,950	100%		33,950
Total Acres 14.58				Land Total		156,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	2009	4480	C 100	208,568	Avg.	92%	100%	100%	191,883
						Outbuilding Total			191,883

Accpt Land	156,700	**Accepted Bldg**	191,900	**Total**	348,600

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B3648P0232 (03/06)
Reference 2	R-8-22
Tran/Land/Bldg	1 1 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.37	Acres-Rear Land 1-10	2,500.00	925	100%		925
Total Acres 1.37				Land Total		63,425

Accpt Land 63,400 **Accepted Bldg** 0 **Total** 63,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/03/2012
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4543P0013		
Reference 2	R-06-038/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18				Land Total		49,950

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,120 Sqft	Grade C 105	Base	230,569
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	233,551

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	214,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2007	16	C 100	391	Avg.	92%	100%	100%	360
BSMT ENTRY.....	2007	20	C 100	306	Avg.	92%	100%	100%	282
1 Story/BASEMENT	2007	168	C 105	16,336	Avg.	92%	100%	100%	15,029
Wood Deck	2007	66	C 100	1,029	Avg.	92%	100%	100%	947
2,408 SFLA						Outbuilding Total			16,618

Accpt Land	50,000	**Accepted Bldg**	231,500	**Total**	281,500

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B1986P0028
Reference 2	U-16-014/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	175%	Neighborho	65,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
2.82	R 20+-Rear 20+	625.00	1,763	100%		1,763
Total Acres 23.82					Land Total	108,638

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade B 100	Base	231,821
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade C	Basement Gar	None	Fin Bsmt	28,055
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	Floor & Stairs			Attic	2,469
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Good	Typical	272,143

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	258,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1996	432	B 100	43,376	Good	95%	100%	100%	41,207
FA/1FR	1996	210	B 100	23,392	Good	95%	100%	100%	22,222
Wood Deck	1998	264	B 100	4,086	Avg.	88%	100%	100%	3,596
1/2S AD/GAR.....	2000	1080	C 100	56,986	Avg.	89%	100%	100%	50,718
Swimming Pool	1996	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Frame Shed	2005	48	B 100	422	Avg.	91%	100%	100%	384
Open Frame Porch	1996	30	B 100	1,204	Good	95%	100%	100%	1,144
1 Story/BASEMENT	1996	56	B 100	5,964	Good	95%	100%	100%	5,666
1.50 S Barn	2008	660	C 100	29,061	Avg.	92%	100%	100%	26,736
Frame Shed	2010	80	B 100	705	Avg.	92%	100%	100%	649
2,366 SFLA						Outbuilding Total			159,474

Accpt Land	108,600	Accepted Bldg	418,000	Total	526,600

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B1986P0028
Reference 2	U-16-014/00 0000000000
Tran/Land/Bldg	6 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2011	240	B 100	21,651	Good	98%	100%	100%	21,218
OUONSET.....	2021	1050	C 100	19,166	Avg.	92%	100%	100%	17,633
2,606 SFLA							Outbuilding Total		38,851

Accpt Land	0	**Accepted Bldg**	38,900	**Total**	38,900

Name: JEWETT, LARRY S
JEWETT, CAROL A
Account: 1766
Map/Lot: U16-014
Location: 58 OXHORN ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	108,600	418,000	526,600	108,600	418,000	526,600
2	0	38,900	38,900	0	38,900	38,900
TOTAL	108,600	456,900	565,500	108,600	456,900	565,500

Map/Lot: U21-009-001-A05
Account: 2326 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT A5

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/11/2020
Sale Price	27,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4046P0163		
Reference 2	HANGAR UNIT A5		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Map/Lot: U12-005-B
Account: 2686 Card: 1 of 1 Location: 106 BEECHNUT HILL ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.50	Acres-Rear Land 1-10	2,500.00	11,250	100%		11,250
Total Acres 5.50					Land Total	56,625

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,434 Sqft	Grade D 100	Base	103,036
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	91,503

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	84,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2018	78	D 100	1,945	Avg.	92%	100%	100%	1,789
Frame Shed	2018	96	D 100	632	Avg.	92%	100%	100%	581
Patio	2015	144	D 100	1,346	Avg.	92%	100%	100%	1,238
1,434 SFLA							Outbuilding Total		3,608

Accpt Land 56,600 **Accepted Bldg** 87,800 **Total** 144,400

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/27/2020
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B1711P0161		
Reference 2	R-02-004/A0 0000000000		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%	Size/Shape	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	50%	Size/Shape	2,250
2.28	Acres-Rear Land 1-10	2,500.00	5,700	100%		5,700
Total Acres 3.28					Land Total	30,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1960	320	C 100	13,328	Avg-	61%	100%	100%	8,130
								Outbuilding Total	8,130

Accpt Land	30,500	**Accepted Bldg**	8,100	**Total**	38,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1477P0273
Reference 2	R-06-037/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.50	R 20+-Rear 20+	625.00	11,563	100%		11,563
Total Acres 39.50					Land Total	98,563

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,064 Sqft	Grade B 100	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	209,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	186,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	120	C 100	1,718	Avg.	89%	100%	100%	1,529
Frame Garage	2002	576	C 100	20,616	Avg.	90%	100%	100%	18,554
Encl Frame Porch	2005	160	C 100	6,980	Avg.	91%	100%	100%	6,352
Wood Deck	2005	60	C 100	952	Avg.	91%	100%	100%	866
CARPORT.....	2007	336	C 100	5,390	Avg.	92%	100%	100%	4,959
1,862 SFLA						Outbuilding Total			32,260

Accpt Land	98,600	Accepted Bldg	219,100	Total	317,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1363P0041
Reference 2	R-07-011/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	53,000.00	53,000	100%		53,000
0.99	Acres-Commercial Size Adj	5,300.00	5,247	100%		5,247
Total Acres 0.99					Land Total	58,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN WOOD.....	1950	1680	D 100	58,335	Avg-	57%	100%	100%	33,251
Finished Attic	0	320	D 100	5,525	Avg-	57%	100%	100%	3,149
Frame Shed	0	144	D 100	948	Avg-	57%	100%	100%	540
UA/Fr/B	1950	814	D 100	69,208	Avg-	57%	100%	100%	39,449
MAN WOOD.....	1996	1740	D 100	59,738	Avg-	77%	100%	100%	45,998
MAN WOOD.....	1996	880	D 100	39,629	Avg-	77%	100%	100%	30,514
WAREHOUSE WD....	1950	2415	D 100	96,691	Avg-	57%	100%	100%	55,114
128 SFLA							Outbuilding Total		208,015

Accpt Land 58,200 **Accepted Bldg** 208,000 **Total** 266,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	03/30/2020
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15					Land Total	49,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade D 100	Base	114,918
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,984
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,411
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,442
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	104,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	96,568

Accpt Land	49,900	Accepted Bldg	96,600	Total	146,500

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	08/29/2023
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.97	Acres-HS Size Adj	4,500.00	4,365	100%		4,365
0.15	Acres-Wasteland	75.00	11	100%		11
Total Acres 1.12					Land Total	49,376

Accpt Land 49,400 **Accepted Bldg** 0 **Total** 49,400

Name: JOHNSON, JOEY C
JOHNSON, DEBORAH L
Map/Lot: R05-001
Account: 551 Card: 1 of 1 Location: 284 FEDERAL STREET

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/09/2022
Sale Price	196,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2828P0165		
Reference 2	R-05-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
103.36	R 20+-Rear 20+	625.00	64,600	100%		64,600
Total Acres 124.36				Land Total		150,225

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,512 Sqft	Grade B 95	Base	266,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	30%			Unfinished	-33,865

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2002	TYPICAL	TYPICAL	Above Average	Typical	232,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	174,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	622	C 100	8,118	Avg.	83%	100%	100%	6,738
1,853 SFLA						Outbuilding Total			6,738

Accpt Land	150,200	**Accepted Bldg**	181,500	**Total**	331,700

Map/Lot: U04-013
Account: 1445 Card: 1 of 1 Location: 16 LANGDON ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/10/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4318P0201		
Reference 2	U-04-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.44	Acres-HS Size Adj	3,500.00	1,540	100%		1,540
Total Acres 0.44				Land Total		36,540

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	528 Sqft	Grade C 100	Base	94,110
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2010	TYPICAL	TYPICAL	Average	Typical	94,110

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	61,172

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1950	308	D 100	11,168	Fair	42%	100%	100%	4,691
Frame Shed	1965	80	C 100	612	Avg.	71%	100%	100%	435
Frame Shed	1970	64	D 100	421	Poor	36%	100%	100%	152
Wood Deck	2010	474	C 100	6,231	Avg.	92%	100%	100%	5,733
Frame Shed	1940	96	C 100	735	Avg.	65%	100%	100%	478
ONE STORY FRAME 1,216 SFLA	2010	160	C 100	12,552	Avg.	92%	100%	100%	11,548
						Outbuilding Total			23,037

Accpt Land	36,500	Accepted Bldg	84,200	Total	120,700

Map/Lot: R03-026-B
Account: 1973 Card: 1 of 1 Location: 26 WHEELIE WAY

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/12/2023
Sale Price	245,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3283P0168		
Reference 2	R-03-026-B		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50				Land Total		50,750

Dwelling Description **Replacement Cost New**

Log	Two Story	1,092 Sqft	Grade B 100	Base	257,407
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	3	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	257,407

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	234,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2008	608	C 100	7,940	Avg.	92%	100%	100%	7,305
2,184 SFLA						Outbuilding Total			7,305

Accpt Land	50,800	**Accepted Bldg**	241,500	**Total**	292,300

Neighborhood	SOUTHEAST		
Zoning/Use	RURAL		
Topography			
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2021	14X72	C 100	115,740	Avg.	90%	50%	100%	52,083
SLAB.....	2021	1008	C 100	3,150	Avg.	92%	100%	100%	2,898
Wood Deck	2021	72	C 100	1,105	Avg.	92%	100%	100%	1,017
1,008 SFLA						Outbuilding Total			55,998

Accpt Land	0	**Accepted Bldg**	56,000	**Total**	56,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/07/2022
Sale Price	278,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1112P0248 B4089P0172 B4272P0083
Reference 2	U-02-011/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28					Land Total	72,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	550 Sqft	Grade C 100	Base	84,552
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	OLD TYPE	TYPICAL	Above Average	Typical	84,552

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	100%	75%	47,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1915	112	C 100	5,021	Avg+	75%	100%	75%	2,824
ONE STORY FRAME	1915	140	C 100	10,982	Avg+	75%	100%	75%	6,177
Frame Garage	2015	384	C 100	15,150	Avg.	92%	100%	75%	10,454
965 SFLA							Outbuilding Total		19,455

Accpt Land	72,600	Accepted Bldg	67,000	Total	139,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2269P0059 (DRESDEN BK/PG)
Reference 2	R-02-052
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.90	Acres-Rear Land 11-20	1,250.00	3,625	100%		3,625
Total Acres 12.90				Land Total		28,625

Accpt Land 28,600 **Accepted Bldg** 0 **Total** 28,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2218P0262
Reference 2	U-18-512/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48				Land Total		67,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	900 Sqft	Grade B 95	Base	158,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Full Finished			Attic	15,320
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	177,246

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	155,976

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	24	B 95	539	Avg.	88%	100%	100%	474
Frame Shed	2002	120	C 100	918	Avg.	90%	100%	100%	826
1,575 SFLA						Outbuilding Total			1,300

Accpt Land	67,200	Accepted Bldg	157,300	Total	224,500

Map/Lot: U22-022
Account: 1872 Card: 1 of 1 Location: 43 READY POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/01/1993
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B1916P0256		
Reference 2	U-22-022/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		45,450

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 105	Base	132,289
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	138,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	101,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1970	672	C 100	49,710	Avg.	74%	100%	100%	36,785
Wood Deck	1999	686	C 100	8,934	Avg-	78%	100%	100%	6,969
Wood Deck	1999	28	C 100	545	Avg.	88%	100%	100%	480
1,056 SFLA						Outbuilding Total			44,234

Accpt Land	45,500	**Accepted Bldg**	145,700	**Total**	191,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/08/2023
Sale Price	58,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2061P0349 B3676P0193		
Reference 2	R-02-042/C0 2078826491		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
8.00	Acres-Rear Land 1-10	2,500.00	20,000	100%		20,000
Total Acres 9.00					Land Total	69,500

Dwelling Description / **Replacement Cost New**

Double Wide	One Story	924 Sqft	Grade D 100	Base	66,392
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,579
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Poor	Typical	59,477

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	43%	10%	100%	2,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1975	648	D 100	4,264	Fair	55%	50%	100%	1,172
Encl Frame Porch	1975	176	D 100	6,565	Poor	43%	10%	100%	282
ONE STORY FRAME	1975	924	D 100	62,339	Poor	43%	10%	100%	2,681
1,848 SFLA							Outbuilding Total		4,135

Accpt Land	69,500	Accepted Bldg	6,700	Total	76,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/08/2016
Sale Price	15,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2753P0141		
Reference 2	U-16-4		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.04	Acres-Rear Land 1-10	2,500.00	2,600	100%		2,600
Total Acres 2.04				Land Total		47,975

Accpt Land	48,000	**Accepted Bldg**	0	**Total**	48,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/21/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4333P0281		
Reference 2	R-03-042/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	53,250

Dwelling Description **Replacement Cost New**

Colonial	Two Story	648 Sqft	Grade D 100	Base	105,984
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-198
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	TYPICAL	TYPICAL	Fair	Typical	109,450

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	42%	50%	100%	22,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1830	144	D 100	9,715	Fair	42%	50%	100%	2,040
1 Story/BASEMENT	1830	320	D 100	25,488	Fair	42%	50%	100%	5,353
Open Frame Porch	1830	72	D 100	1,814	Fair	42%	50%	100%	381
1.75 ST BARN....	1830	720	C 100	46,441	Avg-	57%	75%	100%	19,853
1,760 SFLA							Outbuilding Total		27,627

Accpt Land	53,300	**Accepted Bldg**	50,600	**Total**	103,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/14/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3712P0279		
Reference 2	R-3-42/A		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	95%	Topography	42,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	50,000

Accpt Land	50,000	**Accepted Bldg**	0	**Total**	50,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	09/26/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3374P0095 (10/04)		
Reference 2	U-13-030/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08					Land Total	41,450

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade B 95	Base	134,945
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	2005	GOOD	TYPICAL	Above Average	Typical	139,599

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	122,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	1981	1344	B 95	46,415	Avg+	88%	100%	100%	40,845
Canopy	1981	28	B 95	492	Avg+	88%	100%	100%	433
Wood Deck	1981	50	B 95	901	Avg+	88%	100%	100%	793
Wood Deck	2005	256	B 95	3,770	Avg+	88%	100%	100%	3,318
1 Story/BASEMENT	2005	120	B 95	12,142	Avg+	88%	100%	100%	10,685
Open Frame Porch	2005	168	B 95	4,959	Avg+	88%	100%	100%	4,364
ONE STORY FRAME	2005	320	B 95	27,425	Avg+	88%	100%	100%	24,134
Frame Shed	2015			----SOUND VALUE----					600
1,496 SFLA							Outbuilding Total		85,172

Accpt Land	41,500	**Accepted Bldg**	208,000	**Total**	249,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/15/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4598P0080 B4601P0205		
Reference 2	U-16-019/00		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29				Land Total		46,100

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,080 Sqft	Grade C 100	Base	120,311
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	256 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,250
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	2	Plumbing	8,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	143,081

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	131,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2018	120	C 100	1,718	Avg.	92%	100%	100%	1,581
Frame Shed	2017	200	B 100	1,760	Avg.	92%	100%	100%	1,619
1,080 SFLA						Outbuilding Total			3,200

Accpt Land	46,100	**Accepted Bldg**	134,800	**Total**	180,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/07/2018
Sale Price	141,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1538P0040		
Reference 2	R-05-039/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.97	Acres-HS Size Adj	4,375.00	4,244	100%		4,244
Total Acres 0.97				Land Total		47,994

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 105	Base	94,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	1980	TYPICAL	TYPICAL	Above Average	Typical	94,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	80%	100%	95%	71,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	320	B 100	4,908	Avg-	82%	100%	95%	3,824
Frame Shed	1998	64	E 100	362	Poor	54%	100%	95%	185
768 SFLA						Outbuilding Total			4,009

Accpt Land	48,000	**Accepted Bldg**	75,700	**Total**	123,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/21/2017
Sale Price	15,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	R-06-017/01 0000000000		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.60	Acres-HS Size Adj	4,500.00	2,700	100%		2,700
Total Acres 0.60				Land Total		47,700

Dwelling Description

Double Wide	One Story	1,144 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	82,199
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,097
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	73,987

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	68,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2017	294	C 100	12,450	Avg.	92%	100%	100%	11,454
Open Frame Porch	2017	42	C 100	1,350	Avg.	92%	100%	100%	1,242
Frame Garage	2017	832	C 100	27,906	Avg.	92%	100%	100%	25,674
Wood Deck	2017	80	C 100	1,208	Avg.	92%	100%	100%	1,111
1,144 SFLA						Outbuilding Total			39,481

Accpt Land	47,700	**Accepted Bldg**	107,500	**Total**	155,200

Map/Lot: R01-044-B2
Account: 145 Card: 1 of 1 Location: 54 HALE POND ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/02/2020
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2000P0107		
Reference 2	R-01-044/B2 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Access	4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	53,250

Dwelling Description

Log	Two Story	720 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	OTHER	Masonry Trim	None	Base	161,233
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-9,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-7,679
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	148,434

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	132,106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1999	240	D 100	1,579	Avg-	78%	100%	100%	1,232
Frame Shed	1999	96	D 100	632	Fair	68%	100%	100%	430
Wood Deck	2003	48	C 100	800	Avg.	90%	100%	100%	720
Wood Deck	2003	36	D 100	556	Fair	70%	100%	100%	389
Open Frame Porch	2003	96	C 100	2,716	Avg.	90%	100%	100%	2,444
1,440 SFLA						Outbuilding Total			5,215

Accpt Land	53,300	**Accepted Bldg**	137,300	**Total**	190,600

Map/Lot: U01-030
Account: 1163 Card: 1 of 1 Location: 8 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/28/2022
Sale Price	600,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3614P0251 (01/06)		
Reference 2	U-01-030/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.27	Acres-HS Size Adj	13,750.00	3,713	100%		3,713
Total Acres 0.27				Land Total		141,213

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,036 Sqft	Grade B 110	Base	262,086
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% Heat Pump	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,593
Attic	Floor & Stairs			Attic	2,791
FirePlaces	1			Fireplace	8,073
Insulation	Minimal			Insulation	-4,652
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1784	2009	OLD TYPE	Old Type	Good	Typical	271,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	217,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1784	528	B 110	85,401	Good	80%	100%	100%	68,321
Frame Shed	1784	60	B 110	580	Good	80%	100%	100%	464
STORE FRAME.....	1784	1440	B 110	182,837	Good	80%	100%	100%	146,270
ONE STORY FRAME	1784	240	B 110	23,816	Good	80%	100%	100%	19,053
STORE FRAME.....	1784	1440	B 110	182,837	Good	80%	50%	100%	73,135
Wood Deck	2006	70	B 100	1,242	Good	80%	100%	100%	994
Frame Garage	2009	484	B 100	20,698	Avg.	92%	100%	100%	19,042
Unfinished Attic	2009	484	B 100	3,032	Avg.	92%	100%	100%	2,789
Wood Deck	2010	240	C 100	3,248	Avg.	92%	100%	100%	2,988
3,368 SFLA						Outbuilding Total			333,056

Accpt Land	141,200	**Accepted Bldg**	550,600	**Total**	691,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1384P0204
Reference 2	R-07-026/07 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	46,625

Dwelling Description **Replacement Cost New**

Split Level	One Story	528 Sqft	Grade C 105	Base	61,760
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,444
Fin. Basement Area	160 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,352
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2002	TYPICAL	TYPICAL	Average	Typical	67,668

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	55,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	1982	120	C 105	1,686	Avg.	82%	100%	100%	1,383
Encl Frame Porch	1982	48	C 105	2,530	Avg.	82%	100%	100%	2,075
ONE STORY FRAME	1982	480	C 105	39,539	Avg.	82%	100%	100%	32,422
AB.GR. POOL.....	1982	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	1999	268	C 100	2,050	Avg.	88%	100%	100%	1,804
ONE STORY FRAME	2002	320	C 100	25,104	Avg.	90%	100%	100%	22,594
Wood Deck	1982	140	D 100	1,696	Fair	58%	100%	100%	984
Patio	2002	280	C 100	2,865	Avg.	90%	100%	100%	2,578
1,328 SFLA							Outbuilding Total		65,078

Accpt Land	46,600	Accepted Bldg	120,600	Total	167,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	RollingSteep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/08/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1459P0324 B4768P0316		
Reference 2	R-06-013/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.01	Acres-Rear Land 1-10	2,500.00	10,025	100%		10,025
Total Acres 5.01				Land Total		59,525

Dwelling Description

Cape Cod	One & 1/2 Story	770 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	131,908
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,613
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,904
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-224
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	TYPICAL	TYPICAL	Fair	Typical	135,975

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	95%	100%	54,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1875	276	B 95	23,655	Fair	42%	95%	100%	9,438
Unfinished Attic	1875	276	B 95	1,642	Fair	42%	95%	100%	655
Frame Shed	1990	180	B 95	1,505	Fair	42%	95%	100%	600
Frame Shed	1990	308	B 95	2,575	Fair	42%	95%	100%	1,027
Wood Deck	1988	190	C 100	2,610	Avg.	83%	100%	100%	2,166
ONE STORY FRAME	2002	24	C 100	1,882	Avg.	90%	100%	100%	1,694
Unfinished Attic	1875	180	B 95	1,072	Fair	42%	100%	100%	450
1,455 SFLA						Outbuilding Total			16,030

Accpt Land	59,500	**Accepted Bldg**	70,300	**Total**	129,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/08/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1559P0350		
Reference 2	R-06-013/C0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70				Land Total		51,250

Accpt Land 51,300 **Accepted Bldg** 0 **Total** 51,300

Map/Lot: R07-073-005
Account: 1008 Card: 1 of 1 Location: 21 TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/14/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4439P0092		
Reference 2	R-07-073/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		41,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,031
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	2010	TYPICAL	TYPICAL	Average	Typical	147,036

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	123,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	160	C 100	2,228	Avg.	84%	100%	100%	1,872
BSMT ENTRY.....	1988	40	C 100	612	Avg.	84%	100%	100%	514
ONE STORY FRAME	2009	246	B 100	22,194	Avg.	92%	100%	100%	20,418
1S AD/GAR.....	2009	492	B 100	48,916	Avg.	92%	100%	100%	45,003
Open Frame Porch	2009	24	C 100	894	Avg.	92%	100%	100%	822
Wood Deck	2010	280	C 100	3,758	Avg.	92%	100%	100%	3,457
1,366 SFLA						Outbuilding Total			72,086

Accpt Land 41,500 **Accepted Bldg** 195,600 **Total** 237,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/07/2017
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4657P0035		
Reference 2	R-04-019/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
19.29	R 20+-Rear 20+	625.00	12,056	100%		12,056
Total Acres 40.29					Land Total	88,056

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	896 Sqft	Grade B 95	Base	161,279
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	164,382

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	136,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1980	238	C 100	27,066	Avg.	79%	100%	100%	21,382
Wood Deck	1980	297	C 100	3,974	Avg.	79%	100%	100%	3,139
1.75 ST GARAGE..	1980	660	C 100	57,626	Avg.	79%	100%	100%	45,525
Open Frame Porch	2003	128	C 100	3,526	Avg.	90%	100%	100%	3,173
1,984 SFLA							Outbuilding Total		73,219

Accpt Land	88,100	**Accepted Bldg**	209,700	**Total**	297,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	No Street
Reference 1	B0000P0000
Reference 2	
Tran/Land/Bldg	0 1 11
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	109

Sale Data

Sale Date	02/16/2021
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Base Homesite Value	41,250.00	20,625	25%	Size/Shape	5,156
1.00	Acres-HS Size Adj	4,125.00	4,125	50%	Size/Shape	2,063
Total Acres 1.00					Land Total	7,219

Accpt Land	7,200	**Accepted Bldg**	0	**Total**	7,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public Water
Street	Paved

Sale Data

Sale Date	08/01/1994
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2005P0122		
Reference 2	U-22-027/A0 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20					Land Total	45,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1993	14X72	D 100	86,643	Fair	41%	50%	100%	17,557
Wood Deck	1996	240	C 100	3,248	Fair	66%	100%	100%	2,144
Frame Garage	1996	720	C 100	24,718	Fair	66%	100%	100%	16,314
Wood Deck	2005	160	C 100	2,228	Fair	71%	100%	100%	1,582
1,008 SFLA							Outbuilding Total		37,597

Accpt Land	45,900	**Accepted Bldg**	37,600	**Total**	83,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Dugwell/LakeSeptic System
Street	Paved
Reference 1	B1564P0015
Reference 2	R-05-099/A0 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
0.77	Acres-HS Size Adj	4,062.50	3,128	100%		3,128
Total Acres 0.77				Land Total		43,753

Dwelling Description — Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Below Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	70%	90%	100%	70,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1974	252	C 100	19,770	Avg-	70%	90%	100%	12,455
3/4S AD/GAR.....	1999	900	C 100	61,590	Avg-	78%	57%	100%	27,383
1,212 SFLA						Outbuilding Total			39,838

Accpt Land	43,800	Accepted Bldg	110,600	Total	154,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	HANGAR UNIT A8
Tran/Land/Bldg	1 1 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D V A L U E - - - -					30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/30/2003
Sale Price	137,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3082P0286 (06/03)		
Reference 2	R-02-037/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.72	Acres-HS Size Adj	4,500.00	3,240	100%		3,240
Total Acres 0.72				Land Total		48,240

Dwelling Description — **Replacement Cost New**

Raised Ranch	One Story	920 Sqft	Grade C 105	Base	107,611
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	460 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,886
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	134,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	106,253

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	34	C 100	2,668	Avg.	76%	100%	100%	2,028
Wood Deck	1975	224	C 100	3,044	Avg.	76%	100%	100%	2,313
Frame Shed	1975	96	C 100	735	Avg.	76%	100%	100%	559
Frame Shed	2014	120	C 100	918	Avg.	92%	100%	100%	845
1.25 ST GARAGE..	2022	576	C 100	31,914	Avg.	92%	100%	100%	29,361
954 SFLA						Outbuilding Total			35,106

Accpt Land	48,200	Accepted Bldg	141,400	Total	189,600

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2579P0204 06/00
Reference 2	R-02-012/A0 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.35	Acres-HS Size Adj	4,500.00	1,575	100%		1,575
Total Acres 0.35				Land Total		46,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	440	D 100	14,400	Avg.	74%	100%	100%	10,656
14' Mobile Home	2002	14X72	D 100	86,643	Avg.	80%	50%	100%	34,863
SLAB.....	2002	1008	D 100	2,709	Avg.	90%	50%	100%	1,219
Frame Shed	2002	16	C 100	122	Avg.	90%	100%	100%	110
1,008 SFLA						Outbuilding Total			46,848

Accpt Land	46,600	**Accepted Bldg**	46,800	**Total**	93,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	06/19/2019
Sale Price	243,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #8 TWIN OAKS SUBDIVISION		
Reference 2	U-15A-007-008		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.16	Acres-Rear Land 1-10	2,500.00	400	100%		400
Total Acres 1.16				Land Total		41,650

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,512 Sqft	Grade C 105	Base	185,700
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-19,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	171,938

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	158,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2018	156	C 105	4,446	Avg.	92%	100%	100%	4,090
Frame Garage	2018	576	C 105	21,648	Avg.	92%	100%	100%	19,916
Wood Deck	2018	128	C 105	1,911	Avg.	92%	100%	100%	1,758
Frame Shed	2020	96	C 100	735	Avg.	92%	100%	100%	676
1,512 SFLA						Outbuilding Total			26,440

Accpt Land	41,700	**Accepted Bldg**	184,600	**Total**	226,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/13/2014
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4797P0243		
Reference 2	U-16-017-B		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50				Land Total		49,125

Accpt Land	49,100	**Accepted Bldg**	0	**Total**	49,100

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1917P0047		
Reference 2	U-11-001/E0 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.07	Acres-Commercial Prime	158,750	169,863	100%		169,863
Total Acres 2.07				Land Total		328,238

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1995	3280	C 100	490,854	Avg.	86%	55%	100%	232,174
RESTAURANT	2001	532	C 100	79,614	Avg.	89%	55%	100%	38,971
COOLER.....	1995	100	C 100	4,541	Avg.	86%	55%	100%	2,148
Open Frame Porch	1995	70	C 100	2,059	Avg.	86%	55%	100%	974
MOTEL.....	1999	5280	C 100	362,673	Avg.	88%	50%	100%	159,576
Open Frame Porch	1999	534	C 100	13,804	Avg.	88%	50%	100%	6,074
Open Frame Porch	1999	700	C 100	18,005	Avg.	88%	50%	100%	7,922
OFFICE WOOD.....	1999	336	C 100	22,352	Avg.	88%	50%	100%	9,835
MOTEL.....	1999	5280	C 100	362,673	Avg.	88%	50%	100%	159,576
BSMT FINISHED...	2001	2180	C 100	116,464	Avg.	89%	55%	100%	57,009
								Outbuilding Total	674,259

Accpt Land	328,200	**Accepted Bldg**	674,300	**Total**	1,002,500

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1917P0047
Reference 2	U-11-001/E0 0000000000
Tran/Land/Bldg	6 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1995	2180	C 100	26,181	Avg.	86%	55%	100%	12,384
Open Frame Porch	2000	481	C 100	12,462	Avg.	89%	55%	100%	6,100
Wood Deck	2000	192	C 100	2,635	Avg.	89%	55%	100%	1,290
Open Frame Porch	2000	32	C 100	1,096	Avg.	89%	55%	100%	536
PAVING.....	1995	30000	C 100	63,600	Avg.	86%	50%	100%	27,348
Open Frame Porch	2012	160	C 100	4,336	Avg.	92%	55%	100%	2,194
ONE STORY FRAME	2018	180	C 100	14,121	Avg.	92%	100%	100%	12,991
Wood Deck	2020	304	C 100	4,064	Avg.	92%	100%	100%	3,739
180 SFLA							Outbuilding Total		66,582

Accpt Land 0 **Accepted Bldg** 66,600 **Total** 66,600

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	328,200	674,300	1,002,500	328,200	674,300	1,002,500
2	0	66,600	66,600	0	66,600	66,600
TOTAL	328,200	740,900	1,069,100	328,200	740,900	1,069,100

Map/Lot: U15-005
Account: 1741 Card: 1 of 1 Location: 568 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/04/2018
Sale Price	177,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4060P0091		
Reference 2	U-15-005/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.83	Acres-Commercial 1-20	15,875.00	13,176	100%		13,176
Total Acres 1.83				Land Total		171,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1940	1200	D 100	103,583	Fair	42%	50%	100%	21,752
STORE FRAME.....	1950	1942	D 100	167,633	Fair	42%	50%	100%	35,203
Wood Deck	1940	80	D 100	1,039	Fair	42%	50%	100%	218
Frame Shed	0	64	D 100	421	Fair	42%	50%	100%	88
							Outbuilding Total		57,261

Accpt Land	171,600	**Accepted Bldg**	57,300	**Total**	228,900

Map/Lot: U15-006-A
Account: 2110 Card: 1 of 1 Location: 16 WOOD LANE

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/01/1998
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2307P0236		
Reference 2	U-15-006/A0		
Tran/Land/Bldg	6 1 7		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
20.80	Acres-Rear Land 1-10	2,500.00	52,000	100%		52,000
Total Acres 21.80				Land Total		114,500

Dwelling Description **Replacement Cost New**

Multi Family	Two Story	1,344 Sqft	Grade C 100	Base	239,552
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	22,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	262,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	233,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	96	C 100	2,716	Avg.	88%	100%	100%	2,390
Wood Deck	1999	80	C 100	1,208	Avg.	88%	100%	100%	1,063
BSMT ENTRY.....	1999	30	C 100	459	Avg.	89%	100%	100%	409
1S AD/GAR.....	1999	720	C 100	60,294	Avg.	89%	100%	100%	53,662
2,688 SFLA						Outbuilding Total			57,524

Accpt Land	114,500	**Accepted Bldg**	290,900	**Total**	405,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/01/1999
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2522P0278		
Reference 2	U-16-17/A		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.50	Acres-Rear Land 1-10	2,500.00	16,250	100%		16,250
Total Acres 7.50				Land Total		61,625

Accpt Land	61,600	**Accepted Bldg**	0	**Total**	61,600

Map/Lot: U09-001-A
Account: 1565 Card: 1 of 1 Location: 74 FLOOD AVENUE

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/03/2013
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4650P0157		
Reference 2	U-09-001/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	50%	Topography	71,250
0.14	Acres-Commercial Size Adj	15,875.00	2,223	100%		2,223
Total Acres 0.14					Land Total	73,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1970	853	C 100	85,617	Avg-	65%	75%	100%	41,738
BSMT UNFINISHED.	0	853	C 100	10,244	Avg-	57%	75%	100%	4,379
Wood Deck	0	252	C 100	3,400	Avg-	57%	100%	100%	1,938
								Outbuilding Total	48,055

Accpt Land	73,500	**Accepted Bldg**	48,100	**Total**	121,600

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	Below StreetLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/21/2013
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4737P0229		
Reference 2	R-04-007-A		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.09	Acres-Rear Land 1-10	2,500.00	2,725	100%		2,725
Total Acres 2.09				Land Total		52,225

Accpt Land 52,200 **Accepted Bldg** 0 **Total** 52,200

Map/Lot: R04-007-001
Account: 484 Card: 1 of 1 Location: 1072 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	Below StreetBelow Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/21/2013
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4737P0229		
Reference 2	R-04-007/01 SERIAL #PAFL622A54488		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2006	14X56	D 100	71,019	Avg.	88%	50%	100%	31,282
Frame Shed	1975	144	D 100	948	Fair	55%	100%	100%	521
SLAB.....	2006	784	D 100	2,108	Avg.	92%	50%	100%	970
784 SFLA						Outbuilding Total			32,773

Accpt Land	0	**Accepted Bldg**	32,800	**Total**	32,800

Map/Lot: R04-007-003
Account: 487 Card: 1 of 1 Location: 1076 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	Below StreetLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/21/2013
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4737P0229		
Reference 2	R-04-007/03 SER #PAF0622A54491		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2006	14X56	D 100	71,019	Avg.	88%	50%	100%	31,282
SLAB.....	2006	784	D 100	2,108	Avg.	92%	100%	100%	1,939
Frame Shed	1975	96	D 100	632	Fair	55%	100%	100%	348
784 SFLA							Outbuilding Total		33,569

Accpt Land	0	**Accepted Bldg**	33,600	**Total**	33,600

Map/Lot: U02-073
Account: 1384 Card: 1 of 1 Location: 29 HODGE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/16/2016
Sale Price	139,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2670P0312		
Reference 2	U-02-073/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.11	Acres-HS Size Adj	13,750.00	1,513	100%		1,513
Total Acres 0.11					Land Total	104,638

Dwelling Description

				Replacement Cost New	
Conventional	One Story	528 Sqft	Grade C 100	Base	58,819
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,061
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Above Average	Typical	68,880

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	51,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	315	C 100	24,711	Avg+	75%	100%	100%	18,533
Encl Frame Porch	1910	112	C 100	5,021	Avg+	75%	100%	100%	3,766
Frame Shed	1910	225	E 100	1,274	Avg-	57%	100%	100%	726
Frame Garage	1930	228	D 100	9,209	Fair	42%	100%	100%	3,868
843 SFLA							Outbuilding Total		26,893

Accpt Land	104,600	Accepted Bldg	78,600	Total	183,200

Map/Lot: U03-012
Account: 1415 Card: 1 of 1 Location: 182 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/04/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1645P0065 B4800P0213		
Reference 2	U-03-012/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08				Land Total		151,450

Dwelling Description

				Replacement Cost New	
Ranch	One Story	992 Sqft	Grade C 100	Base	116,033
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	122,415

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	86,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1956	59	C 100	1,780	Avg.	67%	100%	100%	1,193
Wood Deck	2020	162	C 100	2,252	Avg.	92%	100%	100%	2,072
992 SFLA						Outbuilding Total			3,265

Accpt Land	151,500	**Accepted Bldg**	90,200	**Total**	241,700

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/01/2000
Sale Price	99,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3259P0201 (03/04)		
Reference 2	U-05-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.29	Acres-HS Size Adj	4,500.00	1,305	100%		1,305
Total Acres 0.29					Land Total	82,305

Dwelling Description

Conventional	One & 3/4 Story	336 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	60,480
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-2,280
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	65,172

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	42,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1890	144	B 95	17,778	Avg.	65%	100%	100%	11,556
1.75 Story/BSMT	1890	308	B 95	43,032	Avg.	65%	100%	100%	27,971
ONE STORY FRAME	1890	160	B 95	13,714	Avg.	65%	100%	100%	8,914
Frame Garage	1950	216	D 100	8,915	Fair	42%	100%	100%	3,744
Frame Shed	1950	224	D 100	1,474	Fair	42%	100%	100%	619
1,503 SFLA						Outbuilding Total			52,804

Accpt Land	82,300	**Accepted Bldg**	95,200	**Total**	177,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All PublicAll Public
Street	Paved

Sale Data

Sale Date	06/12/2020
Sale Price	349,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3527P0239		
Reference 2	U-06-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
Total Acres 2.20					Land Total	52,500

Dwelling Description **Replacement Cost New**

Conventional	One Story	273 Sqft	Grade D 95	Base	25,343
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,089
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	6,001
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Obsolete	TYPICAL	Average	Inadeq.	30,255

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
SMALL SIZE.....	None	65%	86%	100%	16,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	64	D 95	4,102	Avg.	65%	86%	100%	2,293
1 & 1/2 STORY FR	1890	180	D 95	14,535	Avg.	65%	86%	100%	8,125
Wood Deck	2017	72	D 100	950	Avg.	92%	100%	100%	874
SOLAR PANELS	2021			- - - - S O U N D V A L U E - - - -					11,200
607 SFLA						Outbuilding Total			22,492

Accpt Land	52,500	**Accepted Bldg**	39,400	**Total**	91,900

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Below StreetRolling
Utilities	Public WaterDrilled Well
Street	Paved

Sale Data

Sale Date	06/12/2020
Sale Price	349,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3527P0239		
Reference 2	U-06-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Dwelling Description

Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	OTHER	Masonry Trim	None	Base	162,821
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	152,242

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	140,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST SHED....	2006	192	B 100	1,794	Avg.	92%	100%	100%	1,650
Open Frame Porch	2007	288	C 100	7,576	Avg.	92%	100%	100%	6,970
Wood Deck	2007	200	C 100	2,738	Avg.	92%	100%	100%	2,519
Wood Deck	2007	24	C 100	494	Avg.	92%	100%	100%	454
Frame Shed	2017	64	E 50	181	Avg.	92%	100%	100%	167
1,764 SFLA							Outbuilding Total		11,760

Accpt Land	0	**Accepted Bldg**	151,800	**Total**	151,800

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	52,500	39,400	91,900	52,500	39,400	91,900
2	0	151,800	151,800	0	151,800	151,800
TOTAL	52,500	191,200	243,700	52,500	191,200	243,700

Map/Lot: R04-005
Account: 482 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC S-R
Topography	SwampyLevel
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/23/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4602P0227		
Reference 2	R-04-005/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 14.00				Land Total		30,000

Accpt Land 30,000 **Accepted Bldg** 0 **Total** 30,000

Map/Lot: R07-039-013
Account: 10 Card: 1 of 1 Location: 285 BIRCH POINT RD LOT #13

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	D-013 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10' Mobile Home	1958	10X50	D 100	50,220	Poor	20%	50%	100%	5,022
Frame Shed	1958	100	D 100	658	Avg-	60%	100%	100%	395
Canopy	1958	64	E 100	668	Poor	29%	100%	100%	194
Wood Deck	1958	64	D 100	864	Fair	45%	100%	100%	389
500 SFLA						Outbuilding Total			6,000

Accpt Land 0 **Accepted Bldg** 6,000 **Total** 6,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	08/07/2015
Sale Price	1,243,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4765P0098		
Reference 2	R-04-012/06 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	38,750

Dwelling Description

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	178,700
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,277	Insulation	0
Unfin. Living Area	20%			Unfinished	-13,618

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	165,082

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	150,225

Accpt Land	38,800	Accepted Bldg	150,200	Total	189,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B1553P0150
Reference 2	R-04-029/00 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.00	R 20+-Rear 20+	625.00	10,625	100%		10,625
Total Acres 37.00				Land Total		48,125

Accpt Land 48,100 **Accepted Bldg** 0 **Total** 48,100

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/08/2001
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2719P0023		
Reference 2	U-05-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 2 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.81	Acres-HS Size Adj	4,500.00	3,645	100%		3,645
Total Acres 0.81					Land Total	84,645

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 100	Base	133,812
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	136,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	102,489

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1965	90	C 100	8,335	Avg.	75%	100%	100%	6,251
Frame Garage	1965	384	C 100	15,150	Avg.	75%	100%	100%	11,362
Wood Deck	1965	120	C 100	1,718	Avg.	75%	100%	100%	1,288
Wood Deck	1965	182	C 100	2,508	Avg.	75%	100%	100%	1,881
Patio	1965	120	C 100	1,335	Avg.	75%	100%	100%	1,001
1,234 SFLA							Outbuilding Total		21,783

Accpt Land	84,600	**Accepted Bldg**	124,300	**Total**	208,900

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	06/23/2004
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3314P0166 (06/04)		
Reference 2	R-02-017/E0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.57	Acres-Rear Land 1-10	2,500.00	1,425	100%		1,425
Total Acres 1.57					Land Total	50,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X68	C 100	110,520	Avg+	62%	50%	100%	33,997
Wood Deck	1985	192	C 100	2,635	Avg.	81%	100%	100%	2,134
Open Frame Porch	1985	96	C 100	2,716	Avg.	81%	100%	100%	2,200
Frame Garage	1985	864	C 100	28,818	Avg.	81%	100%	100%	23,343
Frame Shed	1985	144	C 100	1,101	Avg.	81%	100%	100%	892
952 SFLA							Outbuilding Total		62,566

Accpt Land	50,900	**Accepted Bldg**	62,600	**Total**	113,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/15/2011
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4428P0231		
Reference 2	U-01-080/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.27	Acres-Influence W Size Adj	21,875.00	5,906	100%		5,906
Total Acres 0.27				Land Total		224,656

Dwelling Description **Replacement Cost New**

Conventional	Two Story	840 Sqft	Grade B 100	Base	175,622
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	520 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	17,963
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Good	Typical	193,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	189,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2012	40	B 100	3,608	Good	98%	100%	100%	3,536
Wood Deck	2012	40	B 100	802	Avg.	92%	100%	100%	738
Wood Deck	2012	456	B 100	6,901	Avg.	92%	100%	100%	6,349
1,720 SFLA						Outbuilding Total			10,623

Accpt Land	224,700	**Accepted Bldg**	200,300	**Total**	425,000

Map/Lot: U01-109
Account: 1247 Card: 1 of 1 Location: 10 MIDDLE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/14/2007
Sale Price	485,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4127P0203		
Reference 2	U-01-109/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.24	Acres-Influence W Size Adj	21,875.00	5,250	100%		5,250
Total Acres 0.24				Land Total		224,000

Dwelling Description

Conventional	Two Story	1,155 Sqft	Grade B 110	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	265,628
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,778
Attic	Floor & Stairs			Attic	3,112
FirePlaces	2			Fireplace	10,780
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	2007	TYPICAL	TYPICAL	Good	Typical	290,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	232,238

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1927	15	B 110	842	Good	80%	100%	100%	674
Open Frame Porch	1927	40	B 110	1,642	Good	80%	100%	100%	1,314
1 Story/BASEMENT	1927	150	B 110	17,574	Good	80%	100%	100%	14,059
1S BAY WIND/BSMT	1927	32	B 110	4,034	Good	80%	100%	100%	3,227
Frame Garage	1930	418	B 110	20,390	Good	80%	100%	100%	16,312
2,492 SFLA						Outbuilding Total			35,586

Accpt Land	224,000	**Accepted Bldg**	267,800	**Total**	491,800

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/25/2014
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B4759P0219		
Reference 2	U-01-092/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.11	Acres-HS Size Adj	13,750.00	1,513	100%		1,513
Total Acres 0.11				Land Total		139,013

Dwelling Description **Replacement Cost New**

Conventional	Two & 1/2 Story	660 Sqft	Grade B 95	Base	136,551
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Very Good	Typical	141,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	85%	75%	100%	90,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	228	B 95	19,540	V.G.	85%	75%	100%	12,457
1.50 ST GARAGE..	1900	340	D 100	23,421	Fair	42%	100%	100%	9,837
Shed.....	1900	102	D 100	671	Fair	42%	100%	100%	282
Wood Deck	2016	192	D 100	2,266	Avg.	92%	100%	100%	2,085
Canopy	1890			----SOUND VALUE----					500
1,878 SFLA						Outbuilding Total			25,161

Accpt Land	139,000	Accepted Bldg	115,200	Total	254,200

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/28/2013
Sale Price	123,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4655P0189		
Reference 2	U-01-081/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09				Land Total		220,719

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade C 100	Base	119,776
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-239
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1912	0	TYPICAL	TYPICAL	Above Average	Typical	122,377

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	91,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1912	112	C 100	8,786	Avg+	75%	100%	100%	6,590
Open Frame Porch	2001	56	D 100	1,465	Avg+	95%	100%	100%	1,392
ENC.PORCH/BSMT	1912	240	C 100	13,645	Avg+	75%	100%	100%	10,234
Frame Shed	2013	63	B 100	555	Avg+	97%	100%	100%	538
Open Frame Porch	2021	113	C 100	3,148	Avg.	92%	100%	100%	2,896
Wood Deck	2021	48	C 100	800	Avg.	92%	100%	100%	736
1,456 SFLA						Outbuilding Total			22,386

Accpt Land	220,700	**Accepted Bldg**	114,200	**Total**	334,900

Map/Lot: U22-028
Account: 1883 Card: 1 of 1 Location: 175 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public Water
Street	Paved

Sale Data

Sale Date	10/12/2023
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3681P0086		
Reference 2	U-22-028/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.57	Acres-HS Size Adj	4,125.00	2,351	100%		2,351
Total Acres 0.57				Land Total		43,601

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	86,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	48	C 100	800	Avg.	74%	100%	100%	592
Frame Garage	1970	864	D 100	24,782	Avg-	65%	100%	100%	16,108
Frame Shed	1970	176	D 100	1,158	Avg-	65%	100%	100%	753
Wood Deck	2005	484	C 100	6,359	Avg.	91%	100%	100%	5,787
Frame Shed	2012	81	C 100	620	Avg.	92%	100%	100%	570
960 SFLA						Outbuilding Total			23,810

Accpt Land	43,600	**Accepted Bldg**	110,300	**Total**	153,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B3086P0128
Reference 2	U-17-1/M
Tran/Land/Bldg	9 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	110%		45,375
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.40	Acres-Rear Land 1-10	2,500.00	3,500	100%		3,500
Total Acres 2.40				Land Total		53,000

Accpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Map/Lot: U17-001-N
Account: 2364 Card: 1 of 1 Location: 71 BORSKI'S WAY

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B3086P0128
Reference 2	U-17-1/N
Tran/Land/Bldg	9 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	110%	Neighborho	45,375
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	52,750

Dwelling Description — Replacement Cost New

Conventional	Two Story	884 Sqft	Grade B 100	Base	181,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	884 Sqft, Grade B	Basement Gar	None	Fin Bsmt	56,588
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	14,697
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	252,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	50%	100%	116,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2023	108	B 100	3,472	Avg.	92%	50%	100%	1,597
Frame Garage	2023	576	B 100	23,709	Avg.	92%	50%	100%	10,906
Wood Deck	2023	144	B 100	2,328	Avg.	92%	50%	100%	1,071
1,768 SFLA						Outbuilding Total			13,574

Accpt Land	52,800	**Accepted Bldg**	129,700	**Total**	182,500

Map/Lot: U01-103
Account: 1241 Card: 1 of 1 Location: 24 MIDDLE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/10/2010
Sale Price	74,901
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4275P0134		
Reference 2	U-01-103/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.12	Acres-HS Size Adj	13,750.00	1,650	100%		1,650
Total Acres 0.12					Land Total	139,150

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	950 Sqft	Grade B 100	Base	218,482
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-3,394
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	11	HEARTH			
Bedrooms	7	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	11,431
Attic	1/2 Finished			Attic	8,369
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1835	0	OLD TYPE	Old Type	Fair	Typical	234,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	98,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1835	408	B 100	46,375	Fair	42%	100%	100%	19,477
Open Frame Porch	1835	144	B 100	4,521	Fair	42%	100%	100%	1,899
Open Frame Porch	1835	56	B 100	1,959	Fair	42%	100%	100%	823
Encl Frame Porch	1835	136	B 100	6,901	Fair	42%	100%	100%	2,898
Open Frame Porch	1835	12	B 100	679	Fair	42%	100%	100%	285
ONE STORY FRAME	1835	12	B 100	1,082	Fair	42%	100%	100%	454
2,524 SFLA							Outbuilding Total		25,836

Accpt Land	139,200	**Accepted Bldg**	124,500	**Total**	263,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/21/2014
Sale Price	64,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3740P0105 B3990P0255		
Reference 2	U-01-101/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.10	Acres-Influence W Size Adj	21,875.00	2,188	100%		2,188
Total Acres 0.10					Land Total	220,938

Dwelling Description **Replacement Cost New**

Conventional	Two Story	816 Sqft	Grade B 95	Base	162,074
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Above Average	Typical	162,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	75%	85%	100%	103,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1860	204	B 95	5,954	Avg-	57%	100%	100%	3,394
Encl Frame Porch	1860	120	B 95	5,844	V.G.	85%	75%	100%	3,725
Frame Shed	1920	150	B 95	1,254	Avg-	57%	100%	100%	715
Frame Garage	1920	240	B 95	12,071	Avg-	57%	100%	100%	6,880
1,632 SFLA							Outbuilding Total		14,714

Accpt Land	220,900	**Accepted Bldg**	118,000	**Total**	338,900

Map/Lot: R05-095
Account: 719 Card: 1 of 1 Location: 54 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/15/2018
Sale Price	116,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1337P0114		
Reference 2	R-05-095/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
3.50	Acres-Rear Land 1-10	2,500.00	8,750	100%		8,750
Total Acres 4.50					Land Total	53,438

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	667 Sqft	Grade B 95	Base	117,705
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	117,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	76,508

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	96	C 100	1,411	Avg.	84%	100%	100%	1,185
Frame Shed	1970	144	C 100	1,101	Poor	36%	100%	100%	396
Frame Shed	2021	64	D 100	421	Avg.	92%	100%	100%	387
1,167 SFLA							Outbuilding Total		1,968

Accpt Land	53,400	**Accepted Bldg**	78,500	**Total**	131,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/20/2022
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4160P0076		
Reference 2	R-02-048/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.75	Acres-Rear Land 1-10	2,500.00	4,375	100%		4,375
Total Acres 2.75					Land Total	53,875

Dwelling Description

Ranch	One Story	960 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	120,263
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	124,943

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	98,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	160	C 105	2,339	Avg.	79%	100%	100%	1,848
Frame Shed	1975	63	C 100	482	Avg-	67%	100%	100%	323
Frame Shed	1975	144	C 100	1,101	Avg.	76%	100%	100%	837
Frame Shed	1975	80	C 100	612	Avg.	76%	100%	100%	465
Frame Garage	1975	624	C 100	21,984	Avg.	76%	100%	100%	16,708
960 SFLA							Outbuilding Total		20,181

Accpt Land	53,900	**Accepted Bldg**	118,900	**Total**	172,800

Name: KILBY, PHILIP D
KILBY, DOREEN A

Map/Lot: R04-002-013

Account: 33 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #13

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/18/2023
Sale Price	28,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	MOBILE HOME ONLY		
Reference 2	BILL OF SALE 08/18/2023		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 25 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1997	14X66	D 100	80,784	Avg.	71%	50%	100%	28,659
Frame Shed	1997	56	C 100	429	Avg.	87%	100%	100%	373
Wood Deck	1997	96	D 100	1,214	Avg-	77%	100%	100%	935
924 SFLA						Outbuilding Total			29,967

Accpt Land	0	**Accepted Bldg**	30,000	**Total**	30,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/10/2016
Sale Price	211,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4727P0077		
Reference 2	R-3-19/B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.20	Acres-Rear Land 1-10	2,500.00	3,000	100%		3,000
Total Acres 2.20					Land Total	52,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	812 Sqft	Grade B 100	Base	183,083
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade B	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Above Average	Typical	194,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	186,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	672	B 100	26,852	Avg.	91%	100%	100%	24,435
Open Frame Porch	2005	162	B 100	5,045	Avg.	91%	100%	100%	4,591
Wood Deck	2005	176	C 100	2,431	Avg.	91%	100%	100%	2,212
1,624 SFLA							Outbuilding Total		31,238

Accpt Land	52,500	**Accepted Bldg**	218,000	**Total**	270,500

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Below Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/11/2022
Sale Price	37,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2888P0298 B4659P0002		
Reference 2	R-5-73-005		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000
Total Acres 4.20					Land Total	56,125

Accpt Land	56,100	**Accepted Bldg**	0	**Total**	56,100

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1380P0250
Reference 2	U-06-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.33	Acres-HS Size Adj	4,500.00	1,485	100%		1,485
Total Acres 0.33				Land Total		46,485

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,224 Sqft	Grade C 105	Base	197,575
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-3,992
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1996	TYPICAL	TYPICAL	Above Average	Typical	198,056

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	90%	100%	146,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	36	C 105	679	Avg+	82%	90%	100%	501
1,836 SFLA						Outbuilding Total			501

Accpt Land	46,500	**Accepted Bldg**	146,700	**Total**	193,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/04/2013
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4719P0201		
Reference 2	R-02-038/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
12.70	Acres-Rear Land 11-20	1,250.00	15,875	100%		15,875
Total Acres 23.70					Land Total	90,375

Dwelling Description

				Replacement Cost New	
Ranch	One Story	816 Sqft	Grade D 90	Base	73,876
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,650
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,204
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	59,022

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	90%	100%	48,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	112	D 90	2,415	Avg.	92%	100%	100%	2,222
Wood Deck	2020	80	C 100	1,208	Avg.	92%	100%	100%	1,111
Frame Shed	2018	200	D 100	1,316	Fair	72%	100%	100%	948
Frame Shed	2018	360	D 100	2,369	Avg.	92%	100%	100%	2,179
Frame Shed	2021	240	D 100	1,579	Avg.	92%	100%	100%	1,453
Frame Shed	2021	160	D 100	1,052	Avg.	92%	100%	100%	968
Frame Shed	2021	80	D 100	526	Avg.	92%	100%	100%	484
816 SFLA							Outbuilding Total		9,365

Accpt Land	90,400	**Accepted Bldg**	58,200	**Total**	148,600

Map/Lot: U17-001-C
Account: 2107 Card: 1 of 1 Location: 10 BORSKI'S WAY

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/17/2003
Sale Price	38,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3021P0157 03/03		
Reference 2	U-17-001/C		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	80,063

Dwelling Description

Modern/Contemp.	One & 3/4 Story	792 Sqft	Grade A 100	**Replacement Cost New** Base	174,856
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	11,417
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Above Average	Typical	186,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	178,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2003	576	A 100	57,901	Avg+	96%	100%	100%	55,585
Open Frame Porch	2003	62	A 100	2,488	Avg+	96%	100%	100%	2,388
1,386 SFLA							Outbuilding Total		57,973

Accpt Land	80,100	**Accepted Bldg**	236,800	**Total**	316,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B1056P0150
Reference 2	R-04-015/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 14.00				Land Total		30,000

Accpt Land 30,000 **Accepted Bldg** 0 **Total** 30,000

Map/Lot: U22-010
Account: 1861 Card: 1 of 1 Location: 576 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/07/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1696P0107		
Reference 2	U-22-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.36	Acres-Rear Land 1-10	2,500.00	3,400	100%		3,400
Total Acres 2.36				Land Total		48,775

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,080 Sqft	Grade B 95	Base	138,012
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,586
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Good	Typical	160,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	139,696

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	120	B 95	5,842	Good	87%	100%	100%	5,083
Wood Deck	1965	326	B 95	4,745	Good	87%	100%	100%	4,128
Frame Garage	1965	536	B 95	21,279	Good	87%	100%	100%	18,513
Frame Shed	2007	120	C 100	918	Avg.	92%	100%	100%	845
Canopy	2007	60	D 100	734	Avg-	82%	100%	100%	602
1 ST ATT.SHED...	1965	40	C 100	306	Avg.	71%	100%	100%	217
Wood Deck	2017	209	C 100	2,852	Avg.	92%	100%	100%	2,624
Open Frame Porch	2020	30	B 95	1,144	Avg.	92%	100%	100%	1,052
1,080 SFLA						Outbuilding Total			33,064

Accpt Land	48,800	**Accepted Bldg**	172,800	**Total**	221,600

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0932P0188
Reference 2	U-02-052/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Rear Land 1-10	2,500.00	50	300%		150
Total Acres 0.02				Land Total		150

Accpt Land	200	**Accepted Bldg**	0	**Total**	200

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B1281P0279
Reference 2	U-02-049/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.35	Acres-Influence W Size Adj	21,875.00	7,656	100%		7,656
Total Acres 0.35				Land Total		226,406

Dwelling Description — Replacement Cost New

Conventional	Two Story	696 Sqft	Grade B 100	Base	145,515
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,126
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,814
Rooms	11	HEARTH			
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	16,330
Attic	Floor & Stairs			Attic	1,705
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	170,662

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	94%	100%	104,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	110	B 100	3,532	Avg.	65%	100%	100%	2,296
2 Story/BASEMENT	1850	391	B 100	63,861	Avg.	65%	94%	100%	39,019
1 Story/BASEMENT	1850	228	B 100	24,284	Avg.	65%	94%	100%	14,838
Wood Deck	1850	160	B 100	2,561	Avg.	65%	100%	100%	1,665
1.75 ST GARAGE..	1850	1123	C 100	98,052	Avg-	57%	70%	100%	39,123
Frame Garage	1930	1050	C 100	34,114	Avg-	57%	50%	100%	9,722
2,402 SFLA						Outbuilding Total			106,663

Accpt Land	226,400	Accepted Bldg	210,900	Total	437,300

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2930P0086 10/02
Reference 2	U-02-053/00 0000000000
Tran/Land/Bldg	8 1 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.47	Acres-Influence W Size Adj	21,875.00	10,281	100%		10,281
Total Acres 0.47				Land Total		229,031

Dwelling Description

				Replacement Cost New	
Colonial	Two & 1/2 Story	936 Sqft	Grade B 100	Base	246,655
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-3,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Minimal			Insulation	-4,777
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2011	TYPICAL	TYPICAL	Above Average	Typical	259,765

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	194,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1840	378	B 100	34,101	Avg+	75%	100%	100%	25,576
Wood Deck	2006	42	C 100	722	Avg.	92%	100%	100%	664
2,718 SFLA						Outbuilding Total			26,240

Accpt Land	229,000	Accepted Bldg	221,100	Total	450,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/11/2019
Sale Price	223,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #5 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-005		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40				Land Total		42,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,104 Sqft	Grade C 100	Base	129,134
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	129,134

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	118,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	484	C 100	17,998	Avg.	92%	100%	100%	16,558
Open Frame Porch	2019	72	C 100	2,109	Avg.	92%	100%	100%	1,940
Wood Deck	2019	128	C 100	1,820	Avg.	92%	100%	100%	1,674
1,104 SFLA						Outbuilding Total			20,172

Accpt Land	42,300	**Accepted Bldg**	139,000	**Total**	181,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/06/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3876P0304		
Reference 2	U-04-006/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.69	Acres-HS Size Adj	3,500.00	2,415	100%		2,415
Total Acres 0.69					Land Total	37,415

Dwelling Description — **Replacement Cost New**

Double Wide	One Story	1,820 Sqft	Grade D 100	Base	130,771
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,837
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,106
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	116,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	105,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2005	400	C 100	3,060	Avg-	81%	100%	100%	2,479
Wood Deck	2004	32	C 100	595	Avg-	81%	100%	100%	482
Frame Garage	2006	816	B 100	31,569	Avg.	92%	100%	100%	29,043
1,820 SFLA						Outbuilding Total			32,004

Accpt Land	37,400	**Accepted Bldg**	137,600	**Total**	175,000

Map/Lot: R03-025-001
Account: 2478 Card: 1 of 1 Location: 35 GIBBS ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/18/2023
Sale Price	189,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4814P0250		
Reference 2	R-03-025/01		
Tran/Land/Bldg	9 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.76	Acres-Rear Land 1-10	2,500.00	4,400	100%		4,400
Total Acres 2.76					Land Total	53,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1992	14X72	D 100	86,643	Avg.	61%	50%	100%	26,612
Wood Deck	1992	30	D 100	490	Avg.	85%	100%	100%	416
Frame Shed	2008	100	C 100	765	Avg.	92%	100%	100%	704
1,008 SFLA							Outbuilding Total		27,732

Accpt Land 53,900 **Accepted Bldg** 27,700 **Total** 81,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0921P0008 (DRESDEN BK/PG)		
Reference 2	R-02-057		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 1.50				Land Total		3,750

Accpt Land	3,800	**Accepted Bldg**	0	**Total**	3,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0000P0000		
Reference 2	R-05-090/01 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 54 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.65	Acres-Rear Land 1-10	2,500.00	1,625	100%		1,625
Total Acres 1.65					Land Total	49,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	174,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	160,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	114	C 100	3,172	Avg.	92%	100%	100%	2,918
1 Story/BASEMENT	2011	99	C 100	9,169	Avg.	92%	100%	100%	8,435
BSMT ENTRY.....	2011	30	C 100	459	Avg.	92%	100%	100%	422
Canopy	2011	144	D 100	1,640	Avg-	82%	100%	100%	1,345
1.50 ST GARAGE..	2011	1120	C 100	80,039	Avg.	92%	100%	100%	73,636
Frame Shed	2006	252	D 100	1,658	Avg-	82%	100%	100%	1,360
Wood Deck	2015	192	C 100	2,635	Avg.	92%	100%	100%	2,424
1,555 SFLA							Outbuilding Total		90,540

Accpt Land	49,800	**Accepted Bldg**	251,100	**Total**	300,900

Map/Lot: R05-081
Account: 700 Card: 1 of 1 Location: 182 ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/19/2024
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4544P0269		
Reference 2	R-05-081/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
11.63	R 20+-Rear 20+	625.00	7,269	100%		7,269
Total Acres 32.63				Land Total		92,894

Accpt Land	92,900	**Accepted Bldg**	0	**Total**	92,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Dugwell/LakeSeptic System
Street	Paved
Reference 1	B2389P0114
Reference 2	R-05-090/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.80	Acres-Rear Land 1-10	2,500.00	7,000	100%		7,000
Total Acres 3.80					Land Total	55,125

Dwelling Description

				Replacement Cost New	
Split Level	One Story	1,536 Sqft	Grade C 105	Base	179,664
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	360 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,041
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	206,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	159,135

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	36	D 100	556	Fair	52%	100%	100%	289
Wood Deck	1970	220	D 100	2,574	Avg-	65%	100%	100%	1,673
1.25 ST BARN....	1920	1120	C 100	43,752	Avg.	65%	100%	100%	28,439
Frame Shed	1998	240	C 100	1,836	Avg.	88%	100%	100%	1,616
1,536 SFLA							Outbuilding Total		32,017

Accpt Land	55,100	Accepted Bldg	191,200	Total	246,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	05/25/2016
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00				Land Total		69,688

Accpt Land 69,700 **Accepted Bldg** 0 **Total** 69,700

Map/Lot: U20-001-004
Account: 2263 Card: 1 of 1 Location: 112/4 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/04/2008
Sale Price	45,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	BLD #6		
Reference 2	U-20-001-004		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2001			- - - - S O U N D	V A L U E - - - -				32,800
							Outbuilding Total		32,800

Accpt Land	0	**Accepted Bldg**	32,800	**Total**	32,800

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/11/2017
Sale Price	420,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4805P0236		
Reference 2	R-09-008/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
2.00	Acres-Waterfront Rear	16,250.00	32,500	100%		32,500
Total Acres 3.00				Land Total		273,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,997 Sqft	Grade B 105	Base	310,262
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1329 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	99,177
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	3	Plumbing	15,432
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	435,161

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	313,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1980	56	B 105	5,305	Avg-	72%	100%	100%	3,820
Wood Deck	1980	256	B 105	4,168	Avg-	72%	100%	100%	3,001
Wood Deck	1980	224	B 105	3,675	Avg-	72%	100%	100%	2,646
1.75 ST SHED....	1980	288	C 100	2,700	Avg.	79%	100%	100%	2,133
Frame Shed	1980	91	C 100	696	Avg.	79%	100%	100%	550
Open Frame Porch	1980	32	B 105	1,324	Avg-	72%	100%	100%	953
Finished Attic	1980	528	B 105	12,800	Avg-	72%	100%	100%	9,216
UA/Fr/B	1980	416	B 105	49,660	Avg-	72%	100%	100%	35,755
2,264 SFLA						Outbuilding Total			58,074

Accpt Land	273,100	**Accepted Bldg**	371,400	**Total**	644,500

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/11/2017
Sale Price	420,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1431P0083		
Reference 2	R-09-008/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Natatorium	1980	1360	C 100	102,646	Avg-	70%	100%	100%	71,852
Swimming Pool	1980	1	C 100	7,224	Avg-	99%	100%	100%	7,152
2,264 SFLA						Outbuilding Total			79,004

Accpt Land	0	**Accepted Bldg**	79,000	**Total**	79,000

Name: KOCHAN, JAMES L
DOLCE, KIM L

Map/Lot: R09-008-E
Account: 1122 Location: 75 HEMLOCK ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	273,100	371,400	644,500	273,100	371,400	644,500
2	0	79,000	79,000	0	79,000	79,000
TOTAL	273,100	450,400	723,500	273,100	450,400	723,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/29/2020
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1189P0054		
Reference 2	U-02-082/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23				Land Total		140,663

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,620 Sqft	Grade B 100	Base	332,058
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-11,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,532
Attic	Floor & Stairs			Attic	3,968
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2018	TYPICAL	TYPICAL	Good	Typical	330,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	75%	100%	198,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	238	B 100	21,472	Good	80%	75%	100%	12,884
Wood Deck	2006	96	B 100	1,622	Avg.	92%	100%	100%	1,492
Frame Shed	2018	96	D 100	632	Avg.	92%	100%	100%	581
3,478 SFLA						Outbuilding Total			14,957

Accpt Land	140,700	**Accepted Bldg**	213,500	**Total**	354,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/15/2012
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4582P0032		
Reference 2	U-21-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.97	Acres-HS Size Adj	4,125.00	4,001	100%		4,001
Total Acres 0.97				Land Total		45,251

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,194 Sqft	Grade C 100	Base	139,661
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	580 Sqft, Grade C	Basement Gar	None	Fin Bsmt	32,285
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	181,168

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	141,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	592	C 100	54,826	Avg.	75%	100%	100%	41,120
Wood Deck	1972	416	C 100	5,491	Avg.	75%	100%	100%	4,118
Frame Garage	1972	672	C 100	23,350	Avg.	75%	100%	100%	17,512
Wood Deck	1972	176	C 100	2,431	Avg.	75%	100%	100%	1,823
1,786 SFLA						Outbuilding Total			64,573

Accpt Land	45,300	**Accepted Bldg**	205,900	**Total**	251,200

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Below StreetSteep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/15/2005
Sale Price	536,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3552P0261 B3696P0201		
Reference 2	R-09-007/A0 LOT F ON STEWART'S COVE		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
2.11	Acres-Waterfront Rear	16,250.00	34,288	100%		34,287
Total Acres 3.11					Land Total	309,287

Dwelling Description **Replacement Cost New**

Modern/Contemp.	Two Story	1,104 Sqft	Grade B 110	Base	248,921
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade B	Basement Gar	None	Fin Bsmt	70,415
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	4	Half Baths	1	Plumbing	21,556
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Above Average	Typical	340,892

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	323,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2001	550	B 110	25,144	Avg+	95%	100%	100%	23,887
Wood Deck	2001	596	C 100	7,786	Avg+	95%	100%	100%	7,397
2S Open Fr Porch	2001	112	B 110	6,438	Avg+	95%	100%	100%	6,116
Open Frame Porch	2001	108	B 110	3,820	Avg+	95%	100%	100%	3,629
1 Story/BASEMENT	2006	192	B 110	22,494	Avg+	95%	100%	100%	21,369
ONE STORY FRAME	2006	192	B 110	19,055	Avg+	95%	100%	100%	18,102
1 Story/BASEMENT	2022	512	B 110	59,982	Avg.	92%	100%	100%	55,183
3,104 SFLA						Outbuilding Total			135,683

Accpt Land	309,300	**Accepted Bldg**	459,500	**Total**	768,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	W-032 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1991	14X72	D 100	86,643	Avg.	60%	50%	100%	25,787
Wood Deck	1991	128	D 100	1,565	Avg-	75%	100%	100%	1,174
Frame Shed	2002	144	C 100	1,101	Avg.	90%	100%	100%	991
1,008 SFLA							Outbuilding Total		27,952

Accpt Land	0	**Accepted Bldg**	28,000	**Total**	28,000

Name: KOVARIK, TOM R J/T
KOVARIK, CHRISTIANE
Map/Lot: R05-122-005
Account: 783 Card: 1 of 1 Location: 5 ICE POND LANE

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/18/2013
Sale Price	410,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4744P0050
Reference 2	R-05-122/5 LOT #5 CLARK'S POINT
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00					Land Total	85,313

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,646 Sqft	Grade A 100	Base	356,274
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,514
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Above Average	Typical	365,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	354,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	24	C 100	494	Avg.	92%	100%	100%	454
Open Frame Porch	2006	402	A 100	14,020	Avg.	92%	100%	100%	12,898
1.50 ST GARAGE..	2006	784	A 100	76,772	Avg.	92%	100%	100%	70,630
Wood Deck	2006	336	C 100	4,471	Avg.	92%	100%	100%	4,113
Open Frame Porch	2006	128	A 100	4,725	Avg.	92%	100%	100%	4,347
2,880 SFLA						Outbuilding Total			92,442

Accpt Land	85,300	**Accepted Bldg**	447,300	**Total**	532,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/09/2020
Sale Price	77,890
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2445P0258		
Reference 2	R-07-020/A5 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.98	Acres-Waterfront Rear	16,250.00	32,175	100%		32,175
Total Acres 2.98				Land Total		176,550

Accpt Land	176,600	**Accepted Bldg**	0	**Total**	176,600

Map/Lot: R01-045-F
Account: 161 Card: 1 of 1 Location: 517 CROMWELL ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/26/2004
Sale Price	124,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3383P0070 B3613P0145		
Reference 2	R-01-045/F0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		50,000

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,296 Sqft	Grade D 100	Base	93,121
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,838
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,978
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	76,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	67,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1999	432	C 100	16,516	Avg.	88%	100%	100%	14,534
Wood Deck	1999	96	C 100	1,411	Avg.	88%	100%	100%	1,242
Frame Shed	2005	240	C 100	1,836	Avg.	91%	100%	100%	1,671
Frame Shed	2006	240	C 100	1,836	Avg.	92%	100%	100%	1,689
Frame Shed	2006	80	C 100	612	Avg-	82%	100%	100%	502
Frame Shed	2006	84	C 100	642	Avg-	82%	100%	100%	526
1,296 SFLA						Outbuilding Total			20,164

Accpt Land	50,000	**Accepted Bldg**	88,100	**Total**	138,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/20/2019
Sale Price	245,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2510P0019		
Reference 2	R-03-067/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		59,500

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,080 Sqft	Grade C 105	Base	126,326
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,249
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	151,575

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	130,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1992	34	C 105	2,801	Avg.	86%	100%	100%	2,409
Frame Garage	1992	960	C 100	31,551	Avg.	85%	100%	100%	26,818
Frame Shed	1992	192	C 100	1,469	Avg.	85%	100%	100%	1,249
AB.GR. POOL.....	1992	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,114 SFLA						Outbuilding Total			31,714

Accpt Land	59,500	**Accepted Bldg**	162,100	**Total**	221,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/12/2023
Sale Price	775,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1035P0222		
Reference 2	R-02-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.00	R 20+-Rear 20+	625.00	10,625	100%		10,625
Total Acres 38.00					Land Total	97,625

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	713 Sqft	Grade B 100	Base	132,445
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-7,641
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1804	0	TYPICAL	TYPICAL	Above Average	Typical	139,503

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	104,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1804	651	B 100	84,598	Avg+	75%	100%	100%	63,448
1 Story/BASEMENT	1804	128	B 100	13,634	Avg+	75%	100%	100%	10,226
1 Story/BASEMENT	1804	230	B 100	24,496	Avg+	75%	100%	100%	18,372
Frame Shed	1804	184	B 100	1,619	Avg+	75%	100%	100%	1,214
Wood Deck	1804	396	B 100	6,021	Avg+	75%	100%	100%	4,516
Open Frame Porch	1804	96	B 100	3,124	Avg+	75%	100%	100%	2,343
Frame Garage	1804	1344	C 100	42,485	Avg-	57%	100%	100%	24,216
1.50 ST GARAGE..	1804	806	C 100	58,781	Avg.	65%	100%	100%	38,208
Frame Shed	1804	434	D 100	2,855	Avg.	65%	100%	100%	1,856
Frame Shed	1804	820	C 100	6,272	Avg.	65%	100%	100%	4,077
2,582 SFLA						Outbuilding Total			168,476

Accpt Land	97,600	**Accepted Bldg**	273,100	**Total**	370,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/12/2023
Sale Price	775,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1035P0222		
Reference 2	R-02-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1804	434	D 100	2,855	Avg-	57%	100%	100%	1,627
1.75 ST BARN....	1804	1178	C 100	71,529	Avg-	57%	75%	100%	30,579
GAZEBO	2012	144	C 100	8,685	Fair	72%	50%	100%	3,126
Res. Greenhouse	2016	120	D 100	6,954	Avg.	92%	100%	100%	6,398
2,582 SFLA						Outbuilding Total			41,730

Accpt Land	0	**Accepted Bldg**	41,700	**Total**	41,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	97,600	273,100	370,700	97,600	273,100	370,700
2	0	41,700	41,700	0	41,700	41,700
TOTAL	97,600	314,800	412,400	97,600	314,800	412,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	03/02/2022
Sale Price	145,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
5.65	Acres-Rear Land 11-20	1,250.00	7,063	100%		7,063
Total Acres 16.65				Land Total		80,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2022	160	E 100	9,289	Avg.	92%	100%	100%	8,546
Frame Shed	0			- - - - S O U N D V A L U E - - - -					400
160 SFLA						Outbuilding Total			8,946

Accpt Land	80,200	**Accepted Bldg**	8,900	**Total**	89,100

Map/Lot: R04-010-A12
Account: 2046 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #12

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/12/2018
Sale Price	23,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	W-012		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	1997	16X76	D 100	104,652	Avg.	71%	50%	100%	37,127
SLAB.....	1997	1216	C 100	3,800	Avg.	87%	100%	100%	3,306
1,216 SFLA						Outbuilding Total			40,433

Accpt Land 0 **Accepted Bldg** 40,400 **Total** 40,400

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1002P0046 B4537P0079
Reference 2	U-01-047/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.16	Acres-Commercial Size Adj	11,875.00	1,900	100%		1,900
Total Acres 0.16				Land Total		137,875

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	748 Sqft	Grade B 105	Base	102,629
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-8,417
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,859
Attic	Full Finished			Attic	14,977
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Average	Inadeq.	116,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	89%	100%	67,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1800	280	B 105	33,418	Avg.	65%	100%	100%	21,722
ONE STORY FRAME	1985	180	B 105	17,052	Avg.	81%	100%	100%	13,812
Encl Frame Porch	1985	16	B 105	1,332	Avg.	81%	100%	100%	1,079
Frame Shed	1800	32	B 105	295	Avg.	65%	100%	100%	192
Frame Shed	1800	144	B 105	1,330	Avg.	65%	100%	100%	864
Frame Shed	1800	220	B 105	2,031	Avg.	65%	100%	100%	1,320
2.00 ST BARN....	1800	600	B 105	60,182	Avg.	65%	100%	100%	39,118
1 ST BARN.....	1985	308	B 105	14,761	Avg.	81%	100%	100%	11,956
1,348 SFLA						Outbuilding Total			90,063

Accpt Land	137,900	Accepted Bldg	157,200	Total	295,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	RollingBelow Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2021
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4825P0255		
Reference 2	R-6-40/B		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.47	Acres-Rear Land 1-10	2,500.00	1,175	100%		1,175
Total Acres 1.47					Land Total	50,675

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 105	Base	165,067
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	169,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	154,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2005	100	C 100	765	Avg.	91%	100%	100%	696
Wood Deck	2007	168	C 100	2,330	Avg.	92%	100%	100%	2,144
1,344 SFLA							Outbuilding Total		2,840

Accpt Land	50,700	**Accepted Bldg**	157,100	**Total**	207,800

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Level
Utilities	Septic SystemPublic Water
Street	Paved

Sale Data

Sale Date	06/11/2021
Sale Price	289,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3375P0191 (10/04)		
Reference 2	U-03-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.44	Acres-HS Size Adj	13,750.00	6,050	100%		6,050
Total Acres 0.44				Land Total		143,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 105	Base	149,931
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1990	TYPICAL	TYPICAL	Above Average	Typical	161,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	125,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	144	C 110	12,426	Avg+	75%	100%	100%	9,320
Open Frame Porch	1950	72	C 110	2,320	Avg+	75%	100%	100%	1,740
Frame Garage	1950	384	C 110	16,665	Avg+	75%	100%	100%	12,499
Patio	1950	25	C 105	448	Avg+	78%	100%	100%	349
Patio	1950	210	C 105	2,305	Avg+	78%	100%	100%	1,798
1,691 SFLA						Outbuilding Total			25,706

Accpt Land	143,600	**Accepted Bldg**	151,400	**Total**	295,000

Map/Lot: R01-037-A
Account: 119 Card: 1 of 1 Location: 298 POOLER PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/29/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4646P0138		
Reference 2	R-01-037/A0 0000000000		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
104.00	PAST -PASTURE 1	406.25	42,250	100%		42,250
26.40	Acres-Wasteland	75.00	1,980	100%		1,980
19.00	Acres-FARM MIXWOOD	393.00	7,467	100%		7,467
1.00	Acres-Base Homesite Value	45,000.00	45,000	40%	Access	18,000
1.00	Acres-HS Size Adj	4,500.00	4,500	40%	Access	1,800
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
3.90	PAST -PASTURE 1	406.25	1,584	100%		1,584
Total Acres 158.30				Land Total		83,081

Accpt Land	83,100	**Accepted Bldg**	0	**Total**	83,100

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2009
Sale Price	88,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4167P0011		
Reference 2	R-05-069/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.85	Acres-Rear Land 1-10	2,500.00	2,125	100%		2,125
Total Acres 1.85				Land Total		50,250

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	806 Sqft	Grade C 105	Base	130,102
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	130,102

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	97,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	144	D 100	948	Avg-	61%	100%	100%	578
Frame Garage	1960	704	C 100	24,261	Avg.	69%	100%	100%	16,740
Encl Frame Porch	1960	36	C 100	1,920	Avg+	78%	100%	100%	1,498
Wood Deck	1998	160	C 100	2,228	Avg.	88%	100%	100%	1,961
1 Story/BASEMENT	2021	520	C 105	50,566	Avg.	92%	100%	100%	46,521
Frame Garage	2022	1600	D 110	47,088	Avg.	92%	100%	100%	43,321
1,729 SFLA						Outbuilding Total			110,619

Accpt Land	50,300	Accepted Bldg	208,200	Total	258,500

Map/Lot: R07-020-A3
Account: 931 Card: 1 of 1 Location: 60 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/15/2018
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4529P0142		
Reference 2	R-07-020/A3 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00				Land Total		160,625

Dwelling Description **Replacement Cost New**

Colonial	Two Story	784 Sqft	Grade B 100	Base	180,305
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	GOOD	GOOD	Average	Typical	197,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	171,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1994	396	B 100	35,726	Avg.	87%	100%	100%	31,082
3/4S AD/GAR.....	1994	528	B 100	43,556	Avg.	87%	100%	100%	37,894
Open Frame Porch	1994	18	B 100	854	Avg.	87%	100%	100%	743
Wood Deck	1994	672	C 100	8,755	Avg.	86%	100%	100%	7,529
1.75 Story/BSMT 2,206 SFLA	1994	138	B 100	20,296	Avg.	87%	100%	100%	17,658
						Outbuilding Total			94,906

Accpt Land	160,600	**Accepted Bldg**	266,700	**Total**	427,300

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0764P0050
Reference 2	U-01-091/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.09	Acres-Commercial Size Adj	11,875.00	1,069	100%		1,069
Total Acres 0.09					Land Total	137,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1911	2040	C 90	22,050	Fair	42%	75%	100%	6,946
GARAGE MAS COM..	1911	2792	C 90	152,258	Fair	42%	75%	100%	47,961
								Outbuilding Total	54,907

Accpt Land	137,000	**Accepted Bldg**	54,900	**Total**	191,900

Map/Lot: R05-049
Account: 645 Card: 1 of 1 Location: 346 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/06/2020
Sale Price	242,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3316P0117 (06/04)		
Reference 2	R-05-049/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	49,875

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	201,599
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	213,225

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	Location	69%	95%	95%	132,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	126	B 95	10,799	Avg.	65%	100%	95%	6,668
1.25 ST GARAGE..	1950	520	C 100	29,221	Avg.	65%	100%	95%	18,044
Wood Deck	2006	306	C 100	4,089	Avg.	92%	100%	95%	3,574
Wood Deck	2006	27	C 100	531	Avg.	92%	100%	95%	465
2,086 SFLA							Outbuilding Total		28,751

Accpt Land	49,900	**Accepted Bldg**	161,500	**Total**	211,400

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/24/2010
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4279P185		
Reference 2	R-03-057/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.81	Acres-Rear Land 1-10	2,500.00	2,025	100%		2,025
Total Acres 1.81					Land Total	40,525

Dwelling Description

Double Wide	One Story	1,680 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	120,712
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,106
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,565
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Fair	Typical	124,253

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	75,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1982	228	C 100	3,095	Avg.	80%	100%	100%	2,476
Frame Shed	1950	220	C 100	1,682	Avg-	57%	100%	100%	959
Wood Deck	1986	32	C 100	595	Avg.	82%	100%	100%	488
1,680 SFLA						Outbuilding Total			3,923

Accpt Land	40,500	**Accepted Bldg**	79,700	**Total**	120,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/19/2014
Sale Price	134,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4727P0291		
Reference 2	R-07-082/C0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		41,275

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Above Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	99,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2008	304	D 100	3,495	Avg.	92%	100%	100%	3,215
960 SFLA						Outbuilding Total			3,215

Accpt Land	41,300	**Accepted Bldg**	103,200	**Total**	144,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	06/29/2020
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3276P0293 (04/04)
Reference 2	U-07-016/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.40	Acres-Rear Land 1-10	2,500.00	3,500	100%		3,500
Total Acres 2.40					Land Total	53,000

Dwelling Description **Replacement Cost New**

Colonial	Two Story	884 Sqft	Grade B 95	Base	193,138
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	707 Sqft, Grade B	Basement Gar	None	Fin Bsmt	42,995
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	243,890

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	204,868

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	208	B 95	17,826	Avg.	84%	100%	100%	14,974
Open Frame Porch	1988	80	B 95	2,525	Avg.	84%	100%	100%	2,121
Wood Deck	1988	152	B 95	2,321	Avg.	84%	100%	100%	1,950
1.50 ST GARAGE..	1992	728	B 95	58,450	Avg.	84%	100%	100%	49,098
1,976 SFLA							Outbuilding Total		68,143

Accpt Land	53,000	Accepted Bldg	273,000	Total	326,000

Map/Lot: U22-009
Account: 1860 Card: 1 of 1 Location: 566 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/05/2020
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1324P0223		
Reference 2	U-22-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.29	Acres-Rear Land 1-10	2,500.00	3,225	100%		3,225
Total Acres 2.29					Land Total	48,600

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,217 Sqft	Grade B 95	Base	155,519
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	554 Sqft, Grade B	Basement Gar	None	Fin Bsmt	33,690
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	196,181

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	145,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1963	192	B 95	19,426	Avg.	74%	100%	100%	14,375
Wood Deck	1963	420	C 100	5,542	Avg.	70%	100%	100%	3,879
Open Frame Porch	1963	32	C 100	1,096	Avg.	70%	100%	100%	767
Frame Garage	1963	728	C 100	24,945	Avg.	70%	100%	100%	17,462
Open Frame Porch	1963	15	C 100	666	Avg.	70%	100%	100%	466
Frame Shed	1990	96	D 100	632	Avg.	84%	100%	100%	531
Open Frame Porch	1963	16	B 95	755	Avg.	74%	100%	100%	559
Open Frame Porch	1963	16	B 95	755	Avg.	74%	100%	100%	559
1,409 SFLA							Outbuilding Total		38,598

Accpt Land 48,600 **Accepted Bldg** 183,800 **Total** 232,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Paved
Reference 1	B1539P0151
Reference 2	R-06-013/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.44	Acres-Rear Land 1-10	2,500.00	11,100	100%		11,100
Total Acres 5.44				Land Total		60,600

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1,131 Sqft	Grade B 95	Base	189,952
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	194,606

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	163,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1983	672	C 100	8,755	Avg.	80%	100%	100%	7,004
1,696 SFLA						Outbuilding Total			7,004

Accpt Land	60,600	Accepted Bldg	170,500	Total	231,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B2629P0103	10/00	
Reference 2	R-06-013/F		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750
Total Acres 18.00				Land Total		83,250

Accpt Land	83,300	**Accepted Bldg**	0	**Total**	83,300

Map/Lot: R04-002-018
Account: 2806 Card: 1 of 1 Location: 970 GADINER ROAD LOT#18

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 980 SFLA	1988	14X70	D 100	84,690	Avg-	42%	50%	100%	17,891
						Outbuilding Total			17,891

Accpt Land	0	**Accepted Bldg**	17,900	**Total**	17,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/13/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4131P0310 B4222P0183		
Reference 2	R-05-118/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
0.90	Acres-HS Size Adj	4,062.50	3,656	100%		3,656
Total Acres 0.90				Land Total		44,281

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 105	Base	140,503
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Very Good	Typical	151,677

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	90%	100%	124,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1969	91	C 105	7,496	V.G.	91%	90%	100%	6,139
ONE STORY FRAME	1969	336	C 105	27,676	V.G.	91%	90%	100%	22,667
1.50 ST GARAGE..	2009	1200	C 100	85,455	Avg.	92%	100%	100%	78,619
1 Story/BASEMENT	2017	128	C 100	11,855	Avg.	92%	90%	100%	9,816
ONE STORY FRAME	2017	120	C 100	9,414	Avg.	92%	90%	100%	7,795
1,819 SFLA						Outbuilding Total			125,036

Accpt Land	44,300	Accepted Bldg	249,300	Total	293,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/13/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4131P0310 B4222P0183		
Reference 2	R-05-119/00 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
23.00	R 20+-Rear 20+	625.00	14,375	100%		14,375
Total Acres 44.00				Land Total		96,563

Accpt Land	96,600	**Accepted Bldg**	0	**Total**	96,600

Map/Lot: R05-117-A
Account: 772 Card: 1 of 1 Location: BROWN ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/1985
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1107P0079		
Reference 2	R-05-117/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	90%	Neighborho	36,563
0.92	Acres-HS Size Adj	4,062.50	3,738	100%		3,738
Total Acres 0.92				Land Total		40,301

Accpt Land	40,300	**Accepted Bldg**	0	**Total**	40,300

Map/Lot: R01-044-J
Account: 153 Card: 1 of 1 Location: 157 HALE POND ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Private

Sale Data

Sale Date	03/01/1995
Sale Price	30,400
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2048P0329		
Reference 2	R-01-044/J0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.30	Acres-Rear Land 11-20	1,250.00	9,125	100%		9,125
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 18.30				Land Total		83,625

Accpt Land	83,600	**Accepted Bldg**	0	**Total**	83,600

Map/Lot: R04-026
Account: 543 Card: 1 of 1 Location: 1019 GARDINER ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	02/25/2003
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3015P0215 02/03		
Reference 2	R-04-026/00 0000000000		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.00	R 20+-Rear 20+	625.00	1,875	100%		1,875
Total Acres 23.00				Land Total		39,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2003	192	D 100	1,262	Avg-	80%	100%	100%	1,010
Frame Shed	2005	80	D 100	526	Avg-	81%	100%	100%	426
Frame Shed	2005	192	D 100	1,262	Avg-	81%	100%	100%	1,022
Frame Shed	2005	192	D 100	1,262	Avg-	81%	100%	100%	1,022
								Outbuilding Total	3,480

Accpt Land	39,400	**Accepted Bldg**	3,500	**Total**	42,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	07/06/2010
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4298P0190		
Reference 2	R-07-091/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 2 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05				Land Total		41,375

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 105	Base	129,695
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	129,695

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	114,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1980	416	C 105	16,864	Avg+	88%	100%	100%	14,840
Encl Frame Porch	1980	168	C 105	7,672	Avg+	88%	100%	100%	6,751
Wood Deck	1980	96	C 105	1,481	Avg+	88%	100%	100%	1,303
CARPORT.....	2004	432	C 105	7,190	Avg+	88%	100%	100%	6,327
1,056 SFLA						Outbuilding Total			29,221

Accpt Land	41,400	**Accepted Bldg**	143,400	**Total**	184,800

Map/Lot: R03-069-001
Account: 422 Card: 1 of 1 Location: 11 HILLTOP DRIVE

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/21/2022
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3014P0005 B4255P0237		
Reference 2	R-03-069/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,248 Sqft	Grade C 105	Base	153,276
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	157,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	141,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	64	C 100	1,004	Avg.	90%	100%	100%	904
BSMT ENTRY.....	2003	30	C 100	459	Avg.	90%	100%	100%	413
1,248 SFLA						Outbuilding Total			1,317

Accpt Land	38,500	**Accepted Bldg**	143,300	**Total**	181,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/09/2005
Sale Price	95,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3531P0054		
Reference 2	U-07-008/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.85	Acres-HS Size Adj	4,500.00	3,825	100%		3,825
Total Acres 0.85				Land Total		48,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X70	D 100	84,690	Avg.	77%	50%	100%	32,465
Wood Deck	2001	36	D 100	556	Avg.	89%	100%	100%	495
Frame Shed	2021	160	C 100	1,224	Avg.	92%	100%	100%	1,126
980 SFLA						Outbuilding Total			34,086

Accpt Land	48,800	**Accepted Bldg**	34,100	**Total**	82,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/02/2009
Sale Price	147,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4152P0202		
Reference 2	R-04-012/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.14	Acres-Rear Land 1-10	2,500.00	350	100%		350
Total Acres 1.14				Land Total		38,850

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 105	Base	116,220
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,026
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	102,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	83,747

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1983	140	C 105	6,472	Avg.	80%	100%	100%	5,178
1,080 SFLA						Outbuilding Total			5,178

Accpt Land	38,900	**Accepted Bldg**	88,900	**Total**	127,800

Map/Lot: R03-031-B
Account: 2186 Card: 1 of 1 Location: 117 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/20/2010
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4325P0303		
Reference 2	R-03-031/B0		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	202,300

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	180,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	240	C 100	3,248	Avg.	90%	100%	100%	2,923
Frame Garage	2017	672	C 100	23,350	Avg.	92%	100%	100%	21,482
1,960 SFLA						Outbuilding Total			24,405

Accpt Land	49,500	**Accepted Bldg**	204,500	**Total**	254,000

Map/Lot: R05-066-B
Account: 680 Card: 1 of 1 Location: 191 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/02/2017
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4442P0261		
Reference 2	R-05-066/B0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.27	Acres-Rear Land 1-10	2,500.00	5,675	100%		5,675
Total Acres 3.27					Land Total	53,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X66	C 100	107,910	Avg.	50%	50%	100%	26,978
Encl Frame Porch	1985	120	C 100	5,348	Avg.	50%	50%	100%	1,337
Wood Deck	2015	231	C 100	3,132	Avg.	92%	100%	100%	2,881
Frame Garage	1985	480	C 100	17,884	Avg.	81%	100%	100%	14,486
Wood Deck	1985	120	C 100	1,718	Avg.	50%	100%	100%	859
924 SFLA								Outbuilding Total	46,541

Accpt Land	53,800	**Accepted Bldg**	46,500	**Total**	100,300

Map/Lot: R01-026-B
Account: 94 Card: 1 of 1 Location: 336 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1994
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2030P0292		
Reference 2	R-01-026/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.47	Acres-Rear Land 1-10	2,500.00	1,175	100%		1,175
Total Acres 1.47				Land Total		50,675

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 105	Base	148,285
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-17,221
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,148
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	135,194

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	117,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	240	C 100	3,248	Avg.	86%	100%	100%	2,793
Frame Garage	1994	576	C 100	20,616	Avg.	86%	100%	100%	17,730
Frame Shed	1994	80	D 100	526	Avg.	86%	100%	100%	452
Frame Shed	2005	120	C 100	918	Avg.	91%	100%	100%	835
1,232 SFLA						Outbuilding Total			21,810

Accpt Land	50,700	Accepted Bldg	139,400	Total	190,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1993
Sale Price	20,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2676P0220 04/01		
Reference 2	R-01-028/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	95%		42,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.03	Acres-Rear Land 1-10	2,500.00	5,075	100%		5,075
Total Acres 3.03					Land Total	52,325

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 105	Base	129,695
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,440
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Above Average	Typical	160,608

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	150,972

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	120	C 105	1,804	Avg.	92%	100%	100%	1,660
Frame Garage	2019	816	C 100	27,451	Avg.	92%	100%	100%	25,255
1,056 SFLA						Outbuilding Total			26,915

Accpt Land	52,300	**Accepted Bldg**	177,900	**Total**	230,200

Map/Lot: U09-019
Account: 1593 Card: 1 of 1 Location: 37 FLOOD AVENUE

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Above Street
Utilities	All Public
Street	Paved
Reference 1	B1454P0286
Reference 2	U-09-019/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 1.49					Land Total	63,725

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	756 Sqft	Grade B 95	Base	161,934
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,131
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,757
Attic	Floor & Stairs			Attic	1,759
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	173,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	98,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1900	240	C 100	3,248	Avg.	65%	100%	100%	2,111
ONE STORY FRAME	1900	160	B 95	13,714	Avg-	57%	100%	100%	7,817
2 Story/BASEMENT	1900	480	B 95	74,479	Avg-	57%	100%	100%	42,453
Open Frame Porch	1900	80	D 100	1,988	Avg-	57%	100%	100%	1,133
Frame Garage	1900	288	C 100	12,416	Avg.	65%	100%	100%	8,070
Wood Deck	2000	350	C 100	4,650	Avg.	89%	100%	100%	4,138
1S AD/GAR.....	2000	896	C 100	74,002	Avg.	89%	100%	100%	65,862
Open Frame Porch	2000	384	C 100	10,006	Avg.	89%	100%	100%	8,905
Frame Garage	2001	384	C 100	15,150	Avg.	89%	100%	100%	13,484
2,632 SFLA							Outbuilding Total		153,973

Accpt Land	63,700	Accepted Bldg	252,700	Total	316,400

Map/Lot: U13-031-005
Account: 1725 Card: 1 of 1 Location: 32 WARD BROOK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/23/2016
Sale Price	51,501
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4748P0268		
Reference 2	U-13-031/05 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
0.60	Acres-HS Size Adj	3,750.00	2,250	100%		2,250
Total Acres 0.60					Land Total	58,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	928 Sqft	Grade C 105	Base	149,795
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-12,972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	139,805

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	120,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1991	144	C 105	6,644	Avg.	86%	100%	100%	5,714
ONE STORY FRAME 1,712 SFLA	1991	320	C 105	26,359	Avg.	86%	100%	100%	22,669
						Outbuilding Total			28,383

Accpt Land	58,500	**Accepted Bldg**	148,600	**Total**	207,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/27/2022
Sale Price	257,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1334P0315 B4207P0232		
Reference 2	R-01-027/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.72	Acres-Rear Land 1-10	2,500.00	1,800	100%		1,800
Total Acres 1.72					Land Total	51,300

Dwelling Description **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 100	Base	103,082
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	103,082

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	86,589

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1986	180	C 100	2,482	Avg.	82%	100%	100%	2,035
Frame Garage	2003	768	C 100	26,084	Avg.	90%	100%	100%	23,476
Wood Deck	1986	36	C 100	646	Avg.	82%	100%	100%	530
864 SFLA						Outbuilding Total			26,041

Accpt Land	51,300	**Accepted Bldg**	112,600	**Total**	163,900

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/30/2009
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4753P0256		
Reference 2	R-03-086/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	828 Sqft	Grade C 105	Base	133,653
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	TYPICAL	TYPICAL	Average	Typical	140,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	102,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1959	320	C 105	26,359	Avg.	73%	100%	100%	19,242
Wood Deck	2005	180	C 100	2,482	Avg.	91%	100%	100%	2,259
Frame Shed	1967	567	D 100	3,730	Poor	35%	100%	100%	1,306
1,562 SFLA						Outbuilding Total			22,807

Accpt Land	38,500	**Accepted Bldg**	125,300	**Total**	163,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	07/02/2020
Sale Price	272,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4151P0022		
Reference 2	R-04-015/A1 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
5.25	Acres-Rear Land 1-10	2,500.00	13,125	100%		13,125
Total Acres 6.25				Land Total		51,625

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,040 Sqft	Grade B 95	Base	202,514
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,126
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	192,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	172,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1997	96	C 100	735	Avg.	87%	100%	100%	639
Frame Shed	2001	96	C 100	735	Avg.	89%	100%	100%	654
Open Frame Porch	2002	140	C 100	3,830	Avg.	90%	100%	100%	3,447
Wood Deck	2002	192	C 100	2,635	Avg.	90%	100%	100%	2,372
AB.GR. POOL.....	2006	1	C 100	1,250	Avg.	99%	100%	100%	1,238
2,080 SFLA						Outbuilding Total			8,350

Accpt Land	51,600	**Accepted Bldg**	181,200	**Total**	232,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	10/20/2023
Sale Price	50,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	R-03-033-002 LOT 2 MORSE SUBDIVISION		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.58	Acres-Rear Land 1-10	2,500.00	6,450	100%		6,450
Total Acres 3.58				Land Total		55,950

Accpt Land	56,000	**Accepted Bldg**	0	**Total**	56,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/09/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B3406P0261 (12/04)
Reference 2	R-01-041/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.56	Acres-Rear Land 1-10	2,500.00	6,400	100%		6,400
Total Acres 3.56					Land Total	55,900

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,440 Sqft	Grade C 100	Base	168,435
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,478
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	172,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	145,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	192	C 100	2,635	Avg.	84%	100%	100%	2,213
2.00 S Barn	2008	560	C 100	31,451	Avg.	92%	100%	100%	28,935
Barn 1S	2008	280	C 100	11,440	Avg.	92%	100%	100%	10,525
1,440 SFLA							Outbuilding Total		41,673

Accpt Land	55,900	**Accepted Bldg**	186,900	**Total**	242,800

Map/Lot: R01-041-F
Account: 2744 Card: 1 of 1 Location: LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
15.30	R 20+-Rear 20+	625.00	9,563	100%		9,563
Total Acres 36.30				Land Total		96,563

Accpt Land 96,600 **Accepted Bldg** 0 **Total** 96,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/31/2004
Sale Price	101,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3265P0190 B4721P0239		
Reference 2	R-03-046/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92				Land Total		49,140

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,192 Sqft	Grade C 105	Base	149,326
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1117 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt	58,174
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,948
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Below Average	Typical	222,412

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	146,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SGAR/BSMT.....	1965	650	C 105	33,526	Avg-	66%	100%	100%	22,127
Open Frame Porch	1965	33	C 105	1,179	Avg-	66%	100%	100%	778
Open Frame Porch	1965	24	C 105	939	Avg-	66%	100%	100%	620
1 Story/BASEMENT	1965	154	C 105	14,975	Avg-	66%	100%	100%	9,884
1,346 SFLA						Outbuilding Total			33,409

Accpt Land	49,100	**Accepted Bldg**	180,200	**Total**	229,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	BB0817P0012 B1213P0271		
Reference 2	D-005 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	45,000.00	45,000	100%		0
0.00	Acres-HS Size Adj	4,500.00	4,140	100%		0
0.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		0
Total Acres 0.00				Land Total		0

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	B0686P0262
Reference 2	R-08-014/00 0000000000
Tran/Land/Bldg	9 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07				Land Total		45,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1970	12X53	D 100	58,594	Poor	20%	50%	100%	5,859
MH ST ADDITION..	1970	96	D 100	3,819	Poor	20%	50%	100%	382
Wood Deck	1970	96	D 100	1,214	Poor	20%	50%	100%	122
Frame Shed	2003	96	C 100	735	Avg.	90%	100%	100%	662
636 SFLA						Outbuilding Total			7,025

Accpt Land	45,600	**Accepted Bldg**	7,000	**Total**	52,600

Neighborhood	SOUTHEAST		
Zoning/Use	SHORE STREAM PRO		
Topography	Swampy		
Utilities	NoWater/NoSewer		
Street	No Street		
Reference 1	B2969P0177 12/02		
Reference 2	R-08-020/00		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Waterfront Rear	16,250.00	40,625	10%		4,063
Total Acres 2.50				Land Total		4,063

Accpt Land	4,100	**Accepted Bldg**	0	**Total**	4,100

Map/Lot: R05-001-C-001-001
Account: 555 Card: 1 of 1 Location: 20 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R-05-001/C1 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1986	14X66	C 100	107,910	Avg-	40%	50%	100%	21,582
Wood Deck	1986	288	C 100	3,860	Avg.	82%	100%	100%	3,165
Frame Shed	2006	384	C 100	2,938	Avg.	92%	100%	100%	2,703
924 SFLA							Outbuilding Total		27,450

Accpt Land 0 **Accepted Bldg** 27,500 **Total** 27,500

Map/Lot: U06-020
Account: 1524 Card: 1 of 1 Location: 107 BATH ROAD

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/10/2002
Sale Price	152,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2788P0203		
Reference 2	U-06-020/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	95%		130,625
0.94	Acres-HS Size Adj	13,750.00	12,925	100%		12,925
Total Acres 0.94					Land Total	143,550

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	778 Sqft	Grade B 95	Base	154,526
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1950	TYPICAL	TYPICAL	Average	Typical	171,022

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	100%	111,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	308	B 95	31,164	Avg.	65%	100%	100%	20,257
Wood Deck	2007	195	C 100	2,674	Avg.	92%	100%	100%	2,460
1,864 SFLA						Outbuilding Total			22,717

Accpt Land	143,600	**Accepted Bldg**	133,900	**Total**	277,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B2240P0180 B4426P0291
Reference 2	R-07-091/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.62	Acres-Rear Land 1-10	2,500.00	1,550	100%		1,550
Total Acres 1.62					Land Total	42,800

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	924 Sqft	Grade E 100	Base	57,128
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,103
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	48,025

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	33,137

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	48	C 100	800	Avg.	89%	100%	100%	712
Frame Shed	1973	96	D 100	632	Avg.	75%	100%	100%	474
924 SFLA						Outbuilding Total			1,186

Accpt Land	42,800	Accepted Bldg	34,300	Total	77,100

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1022P0242
Reference 2	R-06-045/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15				Land Total		41,625

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-12,524
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	109,854

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	94,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	156	C 105	12,851	Avg.	86%	100%	100%	11,052
Frame Garage	1992	576	C 105	21,648	Avg.	86%	100%	100%	18,617
Frame Shed	1992	136	C 105	1,092	Avg.	86%	100%	100%	939
1,116 SFLA						Outbuilding Total			30,608

Accpt Land	41,600	Accepted Bldg	125,100	Total	166,700

Neighborhood	RURAL WEST		
Zoning/Use	NEQ. WATERSHED		
Topography	Rolling		
Utilities			
Street	Private		

Sale Data

Sale Date	04/29/2022
Sale Price	41,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.45	Acres-Rear Land 1-10	2,500.00	3,625	100%		3,625
Total Acres 2.45					Land Total	53,125

Dwelling Description

Conventional	One Story	768 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	85,554
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,260
Attic	Full Finished			Attic	12,617
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	102,431

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	94,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2022	320	C 100	2,448	Avg.	92%	100%	100%	2,252
Open Frame Porch	2023	192	C 100	5,146	Avg.	92%	100%	100%	4,734
768 SFLA						Outbuilding Total			6,986

Accpt Land	53,100	**Accepted Bldg**	101,200	**Total**	154,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0851P0142
Reference 2	R-07-052/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 52 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02				Land Total		47,925

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	588 Sqft	Grade C 105	Base	101,722
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet 1/4 Bmt	Basement	-5,753
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Hot Water BB	Cooling	0% None	Heat	-2,373
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	93,596

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	60,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	588	C 105	57,179	Avg.	65%	100%	100%	37,166
1.25 ST SHED....	1985	240	C 100	1,950	Avg.	81%	100%	100%	1,580
Wood Deck	1985	336	C 100	4,471	Avg.	81%	100%	100%	3,622
Open Frame Porch	1900	114	C 105	3,331	Avg.	65%	100%	100%	2,165
AB.GR. POOL.....	1900	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Encl Frame Porch	1999	96	C 100	4,369	Avg.	88%	100%	100%	3,845
Frame Shed	2006	64	D 100	421	Avg.	92%	100%	100%	387
1,617 SFLA						Outbuilding Total			50,003

Accpt Land	47,900	Accepted Bldg	110,800	Total	158,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1145P0065
Reference 2	R-02-029/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.48	Acres-Rear Land 1-10	2,500.00	8,700	100%		8,700
Total Acres 4.48					Land Total	58,200

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 105	Base	151,311
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Above Average	Typical	151,311

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	134,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2008	256	C 100	20,084	Avg.	92%	100%	100%	18,477
Frame Garage	1982	864	C 100	28,818	Avg.	80%	100%	100%	23,054
Frame Shed	1982	220	C 100	1,682	Avg.	80%	100%	100%	1,346
Frame Shed	1982	180	C 100	1,378	Avg.	80%	100%	100%	1,102
Canopy	1982	120	C 100	1,606	Avg.	80%	100%	100%	1,285
Canopy	1982	120	C 100	1,606	Avg.	80%	100%	100%	1,285
AB.GR. POOL.....	1982	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	1982	616	C 100	8,041	Avg.	80%	100%	100%	6,433
1,488 SFLA							Outbuilding Total		54,220

Accpt Land	58,200	**Accepted Bldg**	188,900	**Total**	247,100

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/27/2012
Sale Price	340,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4576P0141		
Reference 2	U-02-043/00 2078827844		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.50	Acres-Influence W Size Adj	21,875.00	10,938	100%		10,938
Total Acres 0.50				Land Total		229,688

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,259 Sqft	Grade B 105	Base	298,062
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	15,432
Attic	Full Finished			Attic	21,549
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1852	0	TYPICAL	TYPICAL	Below Average	Typical	342,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	57%	90%	100%	175,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1852	12	B 105	712	Avg-	57%	90%	100%	365
Wood Deck	1980	239	C 100	3,235	Avg.	79%	100%	100%	2,556
Wood Deck	1998	120	C 100	1,718	Avg.	88%	100%	100%	1,512
Frame Garage	2001	484	C 100	17,998	Avg.	89%	100%	100%	16,018
Wood Deck	2001	169	C 100	2,342	Avg.	89%	100%	100%	2,084
Frame Shed	2001	120	C 100	918	Avg.	89%	100%	100%	817
2,518 SFLA						Outbuilding Total			23,352

Accpt Land	229,700	**Accepted Bldg**	199,200	**Total**	428,900

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/11/2015
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3311P0134 (06/04)		
Reference 2	U-09-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	63,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	798 Sqft	Grade C 95	Base	88,674
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-7,065
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Average	Typical	81,609

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	55,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1947	160	C 95	2,116	Avg.	68%	100%	100%	1,439
Open Frame Porch	1947	24	C 95	849	Avg.	68%	100%	100%	577
Frame Shed	1947	288	D 100	1,895	Avg-	57%	100%	100%	1,080
798 SFLA							Outbuilding Total		3,096

Accpt Land	63,500	**Accepted Bldg**	58,600	**Total**	122,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2328P0098
Reference 2	U-20-005/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.96	Acres-Rear Land 1-10	2,500.00	7,400	100%		7,400
Total Acres 3.96				Land Total		52,775

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	400 Sqft	Grade C 95	Base	61,381
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-118
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	OLD TYPE	Old Type	Average	Typical	61,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	39,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1930	98	C 95	8,622	Avg.	65%	100%	100%	5,604
Wood Deck	2000	70	C 100	1,080	Avg.	89%	100%	100%	961
1 & 3/4 STORY FR	2007	480	C 95	51,859	Avg.	92%	100%	100%	47,710
1 Story/BASEMENT	2018	272	C 95	23,930	Avg.	92%	100%	100%	22,016
Frame Garage	2021	1600	C 100	49,775	Avg.	92%	100%	100%	45,793
Wood Deck	2021	376	C 100	4,981	Avg.	92%	100%	100%	4,583
1,910 SFLA						Outbuilding Total			126,667

Accpt Land	52,800	Accepted Bldg	166,500	Total	219,300

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	01/20/2015
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4716P0071		
Reference 2	U-11-001/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.36	Acres-Rear Land 1-10	2,500.00	5,900	100%		5,900
Total Acres 3.36					Land Total	47,150

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	648 Sqft	Grade C 105	Base	75,796
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,976
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Fair	Typical	78,772

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	33,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	81	C 105	6,672	Fair	42%	100%	100%	2,802
Encl Frame Porch	1800	36	C 105	2,016	Fair	42%	100%	100%	847
1 Story/BASEMENT	1800	117	C 105	11,378	Fair	42%	100%	100%	4,779
Frame Shed	1800	304	D 100	2,000	Avg-	57%	100%	100%	1,140
846 SFLA							Outbuilding Total		9,568

Accpt Land	47,200	**Accepted Bldg**	42,700	**Total**	89,900

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Private

Sale Data

Sale Date	10/22/2020
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.11	Acres-Rear Land 1-10	2,500.00	2,775	100%		2,775
Total Acres 2.11					Land Total	44,025

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	2020	14X76	C 100	120,960	Avg.	90%	50%	100%	54,432
SLAB.....		2020	1064	C 100	3,325	Avg.	92%	100%	100%	3,059
1,064 SFLA								Outbuilding Total		57,491

Accpt Land	44,000	**Accepted Bldg**	57,500	**Total**	101,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1530P0064 B4463P0198
Reference 2	R-02-034/B0 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.15	Acres-Rear Land 1-10	2,500.00	5,375	100%		5,375
Total Acres 3.15				Land Total		54,875

Accpt Land 54,900 **Accepted Bldg** 0 **Total** 54,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Gravel
Reference 1	B2037P0293 B4463P0201
Reference 2	R-06-034/B0 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 1998
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%	Open Space	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	50%	Open Space	2,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	50%	Open Space	12,500
13.00	Acres-Rear Land 11-20	1,250.00	16,250	50%	Open Space	8,125
11.00	R 20+-Rear 20+	625.00	6,875	50%	Open Space	3,438
Total Acres 35.00					Land Total	48,813

Accpt Land 48,800 **Accepted Bldg** 0 **Total** 48,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2530P0302 OPEN SPACE
Reference 2	R-02-034/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 1998
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	50%	Open Space	12,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	50%	Open Space	6,250
107.00	R 20+-Rear 20+	625.00	66,875	50%	Open Space	33,438
Total Acres 128.00					Land Total	101,688

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	714 Sqft	Grade A 95	Base	177,648
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	807
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,846
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	TYPICAL	TYPICAL	Average	Typical	200,149

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	130,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1780	396	D 100	38,482	Avg-	57%	100%	100%	21,935
1.5 Story/BSMT	1780	499	D 100	48,494	Avg-	57%	100%	100%	27,642
1 & 1/2 STORY FR	1780	435	D 100	36,975	Poor	25%	100%	100%	9,244
Open Frame Porch	1780	128	D 100	3,032	Avg-	57%	100%	100%	1,728
Frame Shed	1780	14	D 100	92	Avg-	57%	100%	100%	52
1.50 ST SHED....	1780	240	D 100	1,806	Avg-	57%	100%	100%	1,029
Frame Shed	1780	132	D 100	869	Avg-	57%	100%	100%	495
Swimming Pool	1780	1	C 100	7,224	Avg.	99%	100%	100%	7,152
1 ST BARN.....	1780	2772	B 100	93,541	Avg.	65%	100%	100%	60,802
3,244 SFLA						Outbuilding Total			130,079

Accpt Land 101,700 **Accepted Bldg** 260,200 **Total** 361,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2530P0302
Reference 2	R-02-034/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST BARN....	1780	1196	C 100	72,515	Avg.	65%	50%	100%	23,568
GAR/SHED BSMT ..	1780	1196	C 100	8,970	Avg.	65%	100%	100%	5,830
1.50 ST BARN....	1780	1040	C 100	51,181	Avg.	65%	50%	100%	16,634
1 ST BARN.....	1780	960	C 100	30,514	Avg.	65%	50%	100%	9,917
Frame Shed	1780	140	D 100	921	Avg.	65%	100%	100%	599
Frame Shed	1780	240	D 100	1,579	Avg-	57%	100%	100%	900
Frame Shed	1780	150	D 100	986	Fair	42%	100%	100%	414
AV POLE SHED....	1780	600	D 100	3,251	Avg-	57%	100%	100%	1,853
3,244 SFLA							Outbuilding Total		59,715

Accpt Land 0 **Accepted Bldg** 59,700 **Total** 59,700

Name: LESLIE, SEAVER W
LESLIE, ANNE CR

Map/Lot: R02-034

Account: 242

Location: 48 DICKINSON ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	101,700	260,200	361,900	101,700	260,200	361,900
2	0	59,700	59,700	0	59,700	59,700
TOTAL	101,700	319,900	421,600	101,700	319,900	421,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1943P0062
Reference 2	R-02-034/C0 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.40	Acres-Rear Land 1-10	2,500.00	13,500	100%		13,500
Total Acres 6.40					Land Total	63,000

Accpt Land 63,000 **Accepted Bldg** 0 **Total** 63,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2530P0302
Reference 2	R-06-034/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 1998
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	50%	Open Space	12,500
2.00	Acres-Rear Land 11-20	1,250.00	2,500	50%	Open Space	1,250
Total Acres 12.00					Land Total	13,750

Accpt Land	13,800	**Accepted Bldg**	0	**Total**	13,800

Map/Lot: R04-010-A26
Account: 2267 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #26

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/09/2017
Sale Price	19,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE 10/05/2017		
Reference 2	W-26		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1991	14X72	D 100	86,643	Avg-	49%	50%	100%	21,228
Wood Deck	2001	80	D 100	1,039	Avg-	79%	100%	100%	821
Frame Shed	2001	144	C 100	1,101	Avg.	89%	100%	100%	980
1,008 SFLA							Outbuilding Total		23,029

Accpt Land	0	**Accepted Bldg**	23,000	**Total**	23,000

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/12/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4590P0105		
Reference 2	R-05-129/00 0000000000		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	50%		93,750
1.00	Acres-Influence W Size Adj	18,750.00	18,750	50%		9,375
7.30	Acres-Rear Land 1-10	2,500.00	18,250	100%		18,250
Total Acres 8.30				Land Total		121,375

Accpt Land	121,400	**Accepted Bldg**	0	**Total**	121,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1998
Sale Price	83,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2315P0270		
Reference 2	R-05-059/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
8.00	Acres-Rear Land 1-10	2,500.00	20,000	100%		20,000
Total Acres 9.00					Land Total	68,125

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	777 Sqft	Grade B 95	Base	139,859
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,637
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Fair	Typical	137,222

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	42%	90%	95%	49,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1850	234	B 95	1,956	Fair	42%	90%	95%	703
1.50 ST BARN....	1850	648	D 100	29,241	Fair	42%	50%	95%	5,833
1.75 ST BARN....	1850	1080	D 100	56,899	Poor	25%	25%	95%	3,378
ONE STORY FRAME	1850	294	B 95	25,198	Fair	42%	90%	95%	9,049
Frame Shed	2000	64	C 100	490	Avg-	79%	100%	95%	368
Frame Shed	2014	720	E 100	4,075	Avg.	92%	100%	95%	3,562
1,654 SFLA							Outbuilding Total		22,893

Accpt Land	68,100	**Accepted Bldg**	72,200	**Total**	140,300

Map/Lot: U05-009-A1
Account: 1471 Card: 1 of 1 Location: 54 CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/29/2010
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4335P0042
Reference 2	U-05-009/A1 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	85,550

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,104 Sqft	Grade B 95	Base	185,418
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,047
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	224,194

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	192,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	160	B 95	16,188	Avg.	86%	100%	100%	13,922
Frame Garage	1993	576	C 100	20,616	Avg.	85%	100%	100%	17,524
Patio	1993	280	C 100	2,865	Avg.	85%	100%	100%	2,435
1,816 SFLA							Outbuilding Total		33,881

Accpt Land	85,600	**Accepted Bldg**	226,700	**Total**	312,300

Map/Lot: U19-015
Account: 1823 Card: 1 of 1 Location: 61 SHADY LANE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/12/2023
Sale Price	401,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4058P0118		
Reference 2	U-19-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29				Land Total		46,100

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,512 Sqft	Grade C 100	Base	176,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	181,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	157,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	100	C 100	1,462	Avg.	87%	100%	100%	1,272
Wood Deck	2004	128	C 100	1,820	Avg.	91%	100%	100%	1,656
1,512 SFLA						Outbuilding Total			2,928

Accpt Land	46,100	**Accepted Bldg**	160,500	**Total**	206,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/15/2009
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2610P0111 B4078P0203		
Reference 2	R-07-020/B3 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.25	Acres-Waterfront Rear	16,250.00	20,313	100%		20,313
Total Acres 2.25				Land Total		398,438

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,376 Sqft	Grade B 105	Base	273,751
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1032 Sqft, Grade B	Basement Gar	None	Fin Bsmt	66,062
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	13,717
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	361,236

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	325,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2001	120	B 105	13,420	Avg.	89%	100%	100%	11,944
ONE STORY FRAME	2001	192	B 105	18,189	Avg.	89%	100%	100%	16,188
1.50 ST GARAGE..	2001	780	B 105	68,854	Avg.	89%	100%	100%	61,280
Wood Deck	2001	324	C 100	4,319	Avg.	89%	100%	100%	3,844
FLOAT & RAMP....	2001	290	C 100	5,300	Avg.	89%	50%	100%	2,358
Wood Deck	2001	218	C 100	2,968	Avg.	89%	100%	100%	2,642
Open Frame Porch	2001	80	B 105	2,790	Avg.	89%	100%	100%	2,483
Open Frame Porch	2001	40	B 105	1,569	Avg.	89%	100%	100%	1,396
1SFr Overhang	2001	42	B 105	3,979	Avg.	89%	100%	100%	3,541
Patio	2001	120	B 105	1,611	Avg.	89%	100%	100%	1,434
2,762 SFLA						Outbuilding Total			107,110

Accpt Land	398,400	Accepted Bldg	432,200	Total	830,600

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/15/2009
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2610P0111	10/00	
Reference 2	R-07-020/B3 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	2001	22	B 100	2,084	Avg.	89%	100%	100%	1,855
2,784 SFLA						Outbuilding Total			1,855

Accpt Land	0	**Accepted Bldg**	1,900	**Total**	1,900

Name: LIESER, DAVID E L/T
LIESER, DAN W. (TRUSTEES DEBRA K.LIESER

Map/Lot: R07-020-B3

Account: 937

Location: 129 CUSHMAN POINT ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	398,400	432,200	830,600	398,400	432,200	830,600
2	0	1,900	1,900	0	1,900	1,900
TOTAL	398,400	434,100	832,500	398,400	434,100	832,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/26/2019
Sale Price	575,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4346P0272
Reference 2	R-05-126/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	50%		171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
10.00	Acres-Waterfront Rear	16,250.00	162,500	10%	Restrictio	16,250
10.00	Acres-Waterfront Rear	16,250.00	162,500	10%	Restrictio	16,250
4.93	Acres-Waterfront Rear	16,250.00	80,112	10%	Restrictio	8,011
Total Acres 25.93					Land Total	246,761

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	1,440 Sqft	Grade B 100	Base	294,240
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	..... None	Basement	-20,576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,261
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1980	TYPICAL	TYPICAL	Good	Typical	294,090

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	235,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1930	192	B 100	17,322	Good	80%	100%	100%	13,858
1 & 1/2 STORY FR	1930	960	B 100	109,116	Good	80%	100%	100%	87,293
ONE STORY FRAME	1930	570	B 100	51,424	Good	80%	100%	100%	41,139
Open Frame Porch	1930	288	B 100	8,712	Good	80%	100%	100%	6,970
Wood Deck	1980	800	B 100	11,945	Good	89%	100%	100%	10,631
Frame Garage	1930	342	B 100	16,046	Good	80%	100%	100%	12,837
1.50 ST SHED....	1980	320	C 100	2,800	Avg.	79%	100%	100%	2,212
Frame Shed	2000	64	C 100	490	Avg.	89%	100%	100%	436
4,722 SFLA						Outbuilding Total			175,376

Accpt Land	246,800	**Accepted Bldg**	410,600	**Total**	657,400

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	No Street

Sale Data

Sale Date	05/26/2004
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3295P0120 B4066P0224		
Reference 2	U-15-006/00 0000000000		
Tran/Land/Bldg	1 7 14		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	51 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
10.00	Acres-Commercial Prime	158,750	1,587,500	100%		1,587,500
10.00	Acres-Commercial 1-20	15,875.00	158,750	100%		158,750
33.93	Acres-Commercial 20+	2,125.00	72,101	100%		72,101
Total Acres 54.93					Land Total	1,976,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
JAIL	2006	86200	B 100	21,540,949	Avg.	92%	100%	100%	19,817,673
PAVING.....	2006	32000	C 100	67,840	Avg.	92%	50%	100%	31,206
Frame Garage	2010	840	C 100	28,134	Avg.	92%	100%	100%	25,883
								Outbuilding Total	19,874,762

Accpt Land	1,976,700	**Accepted Bldg**	19,874,800	**Total**	21,851,500

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2038P0186
Reference 2	U-01-166/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	51 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	300%		679,875
1.00	Acres-Commercial Size Adj	11,875.00	11,875	100%		11,875
2.02	Acres-Commercial Prime	238,750	482,275	100%		482,275
Total Acres 3.02				Land Total		1,174,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT OFFICE.....	1860	2016	B 100	123,858	Avg.	65%	100%	100%	80,508
OFFICE MASONRY..	0	8441	B 100	703,807	Avg.	65%	100%	100%	457,475
OFFICE MASONRY..	0	8441	B 100	703,807	Avg.	65%	100%	100%	457,475
Open Frame Porch	0	120	B 100	3,822	Avg.	65%	100%	100%	2,484
Encl Frame Porch	0	30	B 100	1,926	Avg.	65%	100%	100%	1,252
OFFICE MASONRY..	1998	2562	B 100	213,619	Avg.	88%	100%	100%	187,985
BSMT OFFICE.....	1998	1960	B 100	120,418	Avg.	88%	100%	100%	105,968
OFFICE MASONRY..	1985	9312	B 100	776,431	Avg.	81%	100%	100%	628,909
BSMT OFFICE.....	1985	7475	B 100	459,246	Avg.	81%	100%	100%	371,989
Frame Shed	2003	175	C 100	1,339	Avg.	90%	100%	100%	1,205
						Outbuilding Total			2,295,250

Accpt Land 1,174,000 **Accepted Bldg** 2,295,300 **Total** 3,469,300

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2038P0186
Reference 2	U-01-166/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ELEV.2500LBS/FPM	1985	1	C 100	26,243	Avg.	81%	100%	100%	21,257
PAVING.....	1985	8000	C 100	16,960	Avg.	81%	50%	100%	6,869
PAVING.....	1998	10000	C 100	21,200	Avg.	88%	50%	100%	9,328
BSMT UNFINISHED.	1998	560	C 100	6,726	Avg.	88%	100%	100%	5,919
							Outbuilding Total		43,373

Accpt Land	0	**Accepted Bldg**	43,400	**Total**	43,400

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	1,174,000	2,295,300	3,469,300	1,174,000	2,295,300	3,469,300
2	0	43,400	43,400	0	43,400	43,400
TOTAL	1,174,000	2,338,700	3,512,700	1,174,000	2,338,700	3,512,700

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/15/2019
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3612P0199		
Reference 2	U-04-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.69	Acres-HS Size Adj	4,500.00	3,105	100%		3,105
Total Acres 0.69					Land Total	84,105

Dwelling Description

Conventional	Two Story	638 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	113,716
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	Floor & Stairs			Attic	1,359
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2004	TYPICAL	TYPICAL	Excellent	Typical	117,915

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	106,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	362	C 100	28,399	Exc.	90%	100%	100%	25,559
Frame Garage	1970	308	C 100	12,985	Avg-	65%	100%	100%	8,440
Wood Deck	2005	144	C 100	2,024	Avg.	91%	100%	100%	1,842
MEDICAL OFF... .	2006	1056	C 100	179,210	Exc.	90%	100%	100%	161,289
Wood Deck	2006	150	C 100	2,100	Exc.	90%	100%	100%	1,890
1,638 SFLA							Outbuilding Total		199,020

Accpt Land	84,100	**Accepted Bldg**	305,100	**Total**	389,200

Map/Lot: R05-032
Account: 595 Card: 1 of 1 Location: 54 HUNTOON HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1726P0163
Reference 2	R-05-032/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	51 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	100%		52,500
13.15	Acres-Commercial 1-20	4,750.00	62,463	100%		62,463
Total Acres 15.15				Land Total		167,401

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1980	6450	C 100	300,281	Avg.	79%	80%	100%	189,778
WAREHOUSE ST....	0	3750	C 100	174,582	C Gr	79%	80%	100%	110,336
Frame Shed	1998	80	C 100	612	Avg.	88%	80%	100%	431
WAREHOUSE ST....	2006	1500	C 100	69,833	Avg.	92%	80%	100%	51,397
OFFICE WOOD.....	1980	256	C 100	17,031	Avg.	79%	80%	100%	10,763
WAREHOUSE ST....	1980	1600	C 100	74,488	Avg.	79%	80%	100%	47,077
Frame Shed	2007	120	C 100	918	Avg.	92%	100%	100%	845
							Outbuilding Total		410,627

Accpt Land 167,400 **Accepted Bldg** 410,600 **Total** 578,000

Map/Lot: U01-099
Account: 1237 Card: 1 of 1 Location: 17 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	U-01-099/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	20 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.13	Acres-Influence W Size Adj	21,875.00	2,844	100%		2,844
Total Acres 0.13				Land Total		221,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	72	C 100	2,109	Avg+	75%	100%	100%	1,582
OFFICE WOOD.....	1900	504	C 100	33,529	Avg+	75%	100%	100%	25,147
OFFICE WOOD.....	1900	504	C 100	33,529	Avg+	75%	100%	100%	25,147
LODGE.....	1900	1302	C 100	79,606	Avg+	75%	100%	100%	59,704
LODGE.....	1900	1302	C 100	79,606	Avg+	75%	100%	100%	59,704
BSMT UNFINISHED.	1900	1302	C 100	15,637	Avg.	65%	100%	100%	10,164
						Outbuilding Total			181,448

Accpt Land 221,600 **Accepted Bldg** 181,400 **Total** 403,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/21/2013
Sale Price	283,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4679P0041		
Reference 2	U-01-102/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.17	Acres-HS Size Adj	13,750.00	2,338	100%		2,338
Total Acres 0.17				Land Total		139,838

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	858 Sqft	Grade B 95	Base	167,074
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	Floor & Stairs			Attic	1,997
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	2002	TYPICAL	TYPICAL	Above Average	Typical	180,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	135,523

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1915	188	B 95	16,114	Avg+	75%	100%	100%	12,086
Encl Frame Porch	1915	80	B 95	4,059	Avg+	75%	100%	100%	3,044
Open Frame Porch	1915	80	B 95	2,525	Avg+	75%	100%	100%	1,894
Frame Garage	2012	440	B 95	18,294	Avg+	97%	100%	100%	17,745
Open Frame Porch	1915	80	B 95	2,525	Avg+	75%	100%	100%	1,894
1,904 SFLA						Outbuilding Total			36,663

Accpt Land	139,800	**Accepted Bldg**	172,200	**Total**	312,000

Map/Lot: R03-001-B
Account: 295 Card: 1 of 1 Location: 193 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/2001
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2642P0169		
Reference 2	R-03-001/B0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.39	Acres-Rear Land 1-10	2,500.00	3,475	100%		3,475
Total Acres 2.39					Land Total	52,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1988	14X66	C 100	107,910	Avg-	42%	50%	100%	22,796
Wood Deck	1988	240	D 100	2,792	Fair	62%	100%	100%	1,731
924 SFLA							Outbuilding Total		24,527

Accpt Land	53,000	**Accepted Bldg**	24,500	**Total**	77,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below StreetLevel
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1483P0097
Reference 2	R-04-011/A2 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,152 Sqft	Grade D 100	Base	82,774
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,189
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,759
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Below Average	Typical	71,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	53,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	72	D 100	950	Avg-	75%	100%	100%	712
Wood Deck	1988	576	D 100	6,478	Avg-	75%	100%	100%	4,858
Frame Garage	1988	572	D 100	17,632	Avg-	73%	100%	100%	12,871
1,152 SFLA							Outbuilding Total		18,441

Accpt Land	50,800	Accepted Bldg	72,100	Total	122,900

Map/Lot: U07-007
Account: 1536 Card: 1 of 1 Location: 178 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	
Utilities	Drilled WellSeptic System
Street	No Street

Sale Data

Sale Date	11/03/2010
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4337P0254 B4754P0104
Reference 2	U-07-007/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.98	Acres-HS Size Adj	4,500.00	4,410	100%		4,410
Total Acres 0.98				Land Total		49,410

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	768 Sqft	Grade C 100	Base	87,266
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-9,542
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,617
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	90,341

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	74,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1998	240	C 100	1,836	Avg.	88%	100%	100%	1,616
Frame Shed	1982	144	D 100	948	Avg.	80%	100%	100%	758
768 SFLA						Outbuilding Total			2,374

Accpt Land	49,400	**Accepted Bldg**	76,500	**Total**	125,900

Map/Lot: R04-010-A33
Account: 1953 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #33

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2021
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0000P0000		
Reference 2	BILL OF SALE 08/07/2021		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,056 Sqft	Grade D 105	Base	79,670
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,694
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,129
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	72,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	66,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	64	C 100	490	Avg.	79%	100%	100%	387
Frame Shed	2018	240	C 100	1,836	Avg.	92%	100%	100%	1,689
1,056 SFLA						Outbuilding Total			2,076

Accpt Land	0	**Accepted Bldg**	68,400	**Total**	68,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/11/2022
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1359P0061 B3640P0228		
Reference 2	R-07-073/06 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40				Land Total		42,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,317 Sqft	Grade B 95	Base	171,664
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	837 Sqft, Grade B	Basement Gar	None	Fin Bsmt	50,900
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	GOOD	Average	Typical	230,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	195,773

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1989	552	B 95	21,778	Avg.	85%	100%	100%	18,511
Open Frame Porch	1989	60	B 95	1,972	Avg.	85%	100%	100%	1,676
Wood Deck	2006	372	B 95	5,386	Avg.	85%	100%	100%	4,578
2 STORY SHED....	1989	320	C 100	3,200	Avg.	83%	100%	100%	2,656
1,317 SFLA						Outbuilding Total			27,421

Accpt Land	42,300	Accepted Bldg	223,200	Total	265,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/07/2021
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2718P0298		
Reference 2	U-13-004/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.57	Acres-HS Size Adj	3,750.00	2,138	100%		2,138
Total Acres 0.57				Land Total		39,638

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	920 Sqft	Grade C 105	Base	109,764
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	940 Sqft, Grade C	Basement Gar	None	Fin Bsmt	54,940
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	173,650

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	137,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	34	C 105	2,801	Avg.	79%	100%	100%	2,213
Frame Shed	1975	80	C 100	612	Avg-	67%	100%	100%	410
1 Story/BASEMENT	2021	280	C 105	27,228	Avg.	92%	100%	100%	25,050
Wood Deck	2022	80	C 105	1,268	Avg.	92%	100%	100%	1,167
1,234 SFLA						Outbuilding Total			28,840

Accpt Land	39,600	**Accepted Bldg**	166,000	**Total**	205,600

Map/Lot: U02-028
Account: 1340 Card: 1 of 1 Location: 88 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/13/2002
Sale Price	277,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2825P0015		
Reference 2	U-02-028/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
3.22	Acres-Rear Land 1-10	2,500.00	8,050	100%		8,050
Total Acres 4.22				Land Total		159,300

Dwelling Description **Replacement Cost New**

Colonial	Two Story	760 Sqft	Grade B 100	Base	174,786
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Floor & Stairs			Attic	1,862
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-310
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	0	TYPICAL	TYPICAL	Above Average	Typical	186,412

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	139,809

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1805	527	B 100	56,128	Avg+	75%	100%	100%	42,096
Finished Attic	1805	527	B 100	12,168	Avg+	75%	100%	100%	9,126
1 Story/BASEMENT	1805	180	B 100	19,170	Avg+	75%	100%	100%	14,378
ONE STORY FRAME	1805	345	B 100	31,125	Avg+	75%	100%	100%	23,344
Frame Garage	1950	500	C 100	18,452	Avg.	65%	100%	100%	11,994
ONE STORY FRAME	2017	320	D 100	21,589	Avg.	92%	100%	100%	19,862
Wood Deck	2017	80	C 100	1,208	Avg.	92%	100%	100%	1,111
3,103 SFLA						Outbuilding Total			121,911

Accpt Land	159,300	**Accepted Bldg**	261,700	**Total**	421,000

Map/Lot: U11-017
Account: 1663 Card: 1 of 1 Location: 303 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/17/2016
Sale Price	470,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4434P0315		
Reference 2	U-11-017/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.06	Acres-Commercial 1-20	15,875.00	953	100%		953
Total Acres 1.06				Land Total		159,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1970	3580	D 100	460,745	Avg.	74%	75%	100%	255,713
Wood Deck	0	60	C 100	952	Avg.	65%	100%	100%	619
Wood Deck	0	36	C 100	646	Avg.	65%	100%	100%	420
COOLER.....	0	48	C 100	2,179	Avg.	65%	100%	100%	1,416
RESTAURANT	1998	210	D 100	27,027	Avg.	88%	75%	100%	17,838
Wood Deck	0	36	C 100	646	Avg.	65%	100%	100%	420
COOLER.....	0	60	C 100	2,724	Avg.	65%	100%	100%	1,771
PAVING.....	0	3000	C 100	6,360	Avg.	65%	50%	100%	2,067
PAVING.....	2000	5000	C 100	10,600	Avg.	89%	50%	100%	4,717
Wood Deck	2017	480	B 100	7,254	Avg.	92%	100%	100%	6,674
							Outbuilding Total		291,655

Accpt Land	159,300	**Accepted Bldg**	291,700	**Total**	451,000

Map/Lot: R02-023
Account: 228 Card: 1 of 1 Location: 537 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/19/2016
Sale Price	186,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1175P0026		
Reference 2	R-02-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.74	Acres-HS Size Adj	4,500.00	3,330	100%		3,330
Total Acres 0.74				Land Total		48,330

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade B 95	Base	139,545
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade B	Basement Gar	None	Fin Bsmt	30,406
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	1990	TYPICAL	TYPICAL	Above Average	Typical	181,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	147,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1957	552	B 95	47,311	Avg+	81%	100%	100%	38,322
ONE STORY FRAME	1957	330	B 95	28,284	Avg+	81%	100%	100%	22,910
Wood Deck	1957	260	B 95	3,826	Avg+	81%	100%	100%	3,099
1.50 ST SHED....	1957	396	C 100	3,465	Avg.	67%	100%	100%	2,322
Frame Shed	1957	360	C 100	2,754	Avg.	67%	100%	100%	1,845
Frame Garage	1957	440	C 100	16,744	Avg.	67%	100%	100%	11,218
1,974 SFLA						Outbuilding Total			79,716

Accpt Land	48,300	**Accepted Bldg**	226,800	**Total**	275,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1629P0026
Reference 2	R-02-003/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.40	Acres-Rear Land 1-10	2,500.00	8,500	100%		8,500
Total Acres 4.40					Land Total	58,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	988 Sqft	Grade B 95	Base	177,839
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	2002	TYPICAL	TYPICAL	Average	Typical	189,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	149,677

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1974	960	C 100	69,208	Avg.	76%	100%	100%	52,598
Frame Shed	1974	192	C 100	1,469	Avg.	76%	100%	100%	1,116
Open Frame Porch	2002	18	B 95	811	Avg.	90%	100%	100%	730
1.5 Story/BSMT	2002	440	B 95	54,319	Avg.	90%	100%	100%	48,887
Encl Frame Porch	2002	140	B 95	6,735	Avg.	90%	100%	100%	6,062
Wood Deck	2002	80	B 95	1,320	Avg.	90%	100%	100%	1,188
2,389 SFLA							Outbuilding Total		110,581

Accpt Land	58,000	**Accepted Bldg**	260,300	**Total**	318,300

Map/Lot: R04-010-A13
Account: 2067 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #13

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/12/2020
Sale Price	25,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1	SER. #12216	BILL OF SALE 2/12/2020	
Reference 2	R04-010-A13		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2006	14X56	C 100	94,860	Avg.	88%	50%	100%	41,784
Wood Deck	2015	144	C 100	2,024	Avg.	92%	100%	100%	1,862
784 SFLA						Outbuilding Total			43,646

Accpt Land	0	**Accepted Bldg**	43,600	**Total**	43,600

Map/Lot: U01-119
Account: 1257 Card: 1 of 1 Location: 16 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/05/2016
Sale Price	99,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1074P0219 B4248P0261		
Reference 2	U-01-119/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	90%	Topography	123,750
0.20	Acres-HS Size Adj	13,750.00	2,750	100%		2,750
Total Acres 0.20					Land Total	126,500

Dwelling Description **Replacement Cost New**

Conventional	One Story	448 Sqft	Grade C 100	Base	49,907
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-2,783
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	9,209
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-795
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	TYPICAL	TYPICAL	Above Average	Typical	55,538

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	90%	95%	35,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2016	128	C 100	1,820	Avg.	92%	100%	95%	1,590
448 SFLA						Outbuilding Total			1,590

Accpt Land	126,500	**Accepted Bldg**	37,200	**Total**	163,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/02/2020
Sale Price	229,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4827P0172		
Reference 2	U-01-077/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.07	Acres-HS Size Adj	13,750.00	963	100%		963
Total Acres 0.07				Land Total		138,463

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	570 Sqft	Grade B 95	Base	69,371
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-7,737
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Full Finished			Attic	11,480
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,105
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	TYPICAL	TYPICAL	Below Average	Typical	75,112

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	42,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1790	156	B 95	13,370	Avg-	57%	100%	100%	7,621
Frame Shed	1790	186	C 100	1,422	Avg-	57%	100%	100%	811
Frame Garage	1900	212	C 100	10,251	Avg-	57%	100%	100%	5,843
726 SFLA						Outbuilding Total			14,275

Accpt Land	138,500	**Accepted Bldg**	57,100	**Total**	195,600

Name: LONG, DANA E
DYER, DANIEL J

Map/Lot: U17-002-A
Account: 1772 Card: 1 of 1 Location: 690 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/09/2019
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1244P0076 B3847P0131		
Reference 2	U-17-002/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
Total Acres 2.00				Land Total		317,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1988	2376	D 100	305,791	Avg.	83%	75%	100%	190,355
WAREHOUSE WD....	0	1426	D 100	57,094	Avg-	57%	75%	100%	24,408
APT	0	950	C 100	63,199	Avg-	57%	75%	100%	27,017
Wood Deck	0	80	C 100	1,208	Avg-	57%	75%	100%	517
COV LOAD DOCK...	0	140	D 100	2,562	Avg-	57%	75%	100%	1,095
COOLER.....	0	240	D 100	9,374	Avg-	57%	75%	100%	4,007
FREEZER.....	0	120	D 100	5,526	Avg-	57%	75%	100%	2,362
PAVING.....	0	17000	C 100	36,040	Avg.	65%	50%	100%	11,713
								Outbuilding Total	261,474

Accpt Land	317,100	**Accepted Bldg**	261,500	**Total**	578,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/17/2008
Sale Price	49,999
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4065P0043		
Reference 2	HANGAR UNIT A11		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/23/2005
Sale Price	29,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3504P0056 (06/05)		
Reference 2	R-06-040/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Topography	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.46	Acres-Rear Land 1-10	2,500.00	1,150	100%		1,150
Total Acres 1.46					Land Total	46,150

Dwelling Description

Double Wide	One Story	1,648 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	118,413
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,868
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,516
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	100,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	92,638

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2006	80	C 100	612	Avg.	92%	100%	100%	563
Open Frame Porch	2006	32	C 100	1,096	Avg.	92%	100%	100%	1,008
Wood Deck	2007	224	C 100	3,044	Avg.	92%	100%	100%	2,800
Frame Shed	2009	345	C 100	2,639	Avg.	92%	100%	100%	2,428
1,648 SFLA							Outbuilding Total		6,799

Accpt Land	46,200	**Accepted Bldg**	99,400	**Total**	145,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/18/2018
Sale Price	36,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3423P0127 (01/05)		
Reference 2	HANGAR UNIT B1		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				46,100
							Outbuilding Total		46,100

Accpt Land	0	**Accepted Bldg**	46,100	**Total**	46,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	RollingAbove Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1089P0078
Reference 2	U-19-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.56	Acres-HS Size Adj	4,125.00	2,310	100%		2,310
Total Acres 0.56					Land Total	43,560

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	78,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1975	384	C 100	15,150	Avg-	70%	100%	100%	10,605
960 SFLA						Outbuilding Total			10,605

Accpt Land	43,600	Accepted Bldg	89,200	Total	132,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above StreetRolling
Utilities	Dugwell/LakePublic Sewer
Street	Paved

Sale Data

Sale Date	09/09/2022
Sale Price	320,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4627P0166		
Reference 2	U-06-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.11	Acres-Rear Land 1-10	2,500.00	5,275	100%		5,275
Total Acres 3.11				Land Total		54,775

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	714 Sqft	Grade B 95	Base	122,315
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	79% Heat Pump	Cooling	0% None	Heat	-1,636
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Good	Typical	120,679

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	75%	100%	72,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1800	12	B 95	645	Good	80%	75%	100%	387
Frame Shed	2013	80	C 100	612	Fair	72%	100%	100%	441
Frame Shed	2018	238	C 100	1,821	Avg.	92%	100%	100%	1,675
1,071 SFLA						Outbuilding Total			2,503

Accpt Land	54,800	**Accepted Bldg**	74,900	**Total**	129,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/14/2015
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1212P0186		
Reference 2	R-08-014/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.69	Acres-Rear Land 1-10	2,500.00	4,225	100%		4,225
Total Acres 2.69				Land Total		49,600

Dwelling Description | **Replacement Cost New**

Ranch	One Story	1,468 Sqft	Grade B 95	Base	187,594
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1752 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	111,436
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	14	HEARTH			
Bedrooms	7	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	17,065
Attic	Floor & Stairs			Attic	3,416
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	319,511

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	274,779

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	240	B 95	24,284	Avg+	86%	100%	100%	20,884
Open Frame Porch	1975	72	B 95	2,304	Avg+	86%	100%	100%	1,981
1.25 ST GARAGE..	1985	840	B 95	48,735	Avg+	86%	100%	100%	41,912
1SFr Overhang	1975	96	B 95	8,229	Avg+	86%	100%	100%	7,077
Wood Deck	1985	192	B 95	2,879	Avg+	86%	100%	100%	2,476
1,804 SFLA						Outbuilding Total			74,330

Accpt Land	49,600	**Accepted Bldg**	349,100	**Total**	398,700

Neighborhood	SOUTHEAST		
Zoning/Use	RURAL		
Topography			
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Sale Data

Sale Date	09/14/2015
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Field Price	2017			- - - - S O U N D V A L U E - - - -					58,400
ONE STORY FRAME 1,964 SFLA	2019	160	D 100	10,795	Avg.	92%	100%	100%	9,931
						Outbuilding Total			68,331

Accpt Land	0	**Accepted Bldg**	68,300	**Total**	68,300

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	49,600	349,100	398,700	49,600	349,100	398,700
2	0	68,300	68,300	0	68,300	68,300
TOTAL	49,600	417,400	467,000	49,600	417,400	467,000

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/10/2006
Sale Price	270,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3646P0189 (03/06)		
Reference 2	U-01-056/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.11	Acres-Influence W Size Adj	21,875.00	2,406	100%		2,406
Total Acres 0.11				Land Total		221,156

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 105	Base	143,731
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-286
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1921	0	TYPICAL	TYPICAL	Good	Typical	146,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	117,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1995	20	C 100	1,268	Avg-	77%	100%	100%	976
Wood Deck	1995	248	C 100	3,350	Avg-	77%	100%	100%	2,580
Frame Garage	2004	240	C 100	11,049	Avg-	81%	100%	100%	8,950
1,536 SFLA						Outbuilding Total			12,506

Accpt Land	221,200	**Accepted Bldg**	129,600	**Total**	350,800

Map/Lot: R04-002-023
Account: 43 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #23

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/12/2024
Sale Price	1
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	BILL OF SALE 12/05/2016		
Reference 2	M-023	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1984	14X66	D 100	80,784	Poor	20%	25%	100%	4,039
Wood Deck	1984	36	D 100	556	Poor	45%	25%	100%	62
Frame Shed	1984	64	D 100	421	Fair	59%	100%	100%	248
924 SFLA						Outbuilding Total			4,349

Accpt Land	0	**Accepted Bldg**	4,300	**Total**	4,300

Map/Lot: U21-009-A
Account: 1841 Card: 1 of 1 Location: 56 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/26/2014
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2674P0145		
Reference 2	U-21-009/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000
Total Acres 4.20					Land Total	53,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1990	3840	C 100	178,772	Avg.	84%	100%	100%	150,168
WAREHOUSE ST....	0	2500	C 100	116,388	Avg.	65%	100%	100%	75,652
Wood Deck	2019	1000	C 100	12,938	Avg.	92%	100%	100%	11,903
OFFICE MEZZ	0	700	C 100	32,054	Avg.	65%	100%	100%	20,835
								Outbuilding Total	258,558

Land	45,300	**Accepted Bldg**	258,600	**Total**	303,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/08/2019
Sale Price	256,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3298P0110 (06/04)		
Reference 2	U-17-001/G		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	76,563

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,292 Sqft	Grade B 100	Base	239,999
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Above Average	Typical	244,898

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	235,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2004	150	B 100	15,976	Avg.	91%	100%	100%	14,538
Wood Deck	2004	60	C 100	952	Avg.	91%	100%	100%	866
Open Frame Porch	2004	60	C 100	1,805	Avg.	91%	100%	100%	1,643
Wood Deck	2004	168	C 100	2,330	Avg.	91%	100%	100%	2,120
2,411 SFLA							Outbuilding Total		19,167

Accpt Land	76,600	**Accepted Bldg**	254,300	**Total**	330,900

Map/Lot: R04-002-005
Account: 25 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #5

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-005	0000000000	
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X68	D 100	82,737	Avg-	40%	50%	100%	16,547
Wood Deck	2021	72	C 100	1,105	Avg.	92%	100%	100%	1,017
952 SFLA							Outbuilding Total		17,564

Accpt Land	0	**Accepted Bldg**	17,600	**Total**	17,600

Map/Lot: R04-002-015
Account: 35 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #15

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-015	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X66	D 100	80,784	Avg-	69%	50%	100%	27,971
Wood Deck	2018	60	C 100	952	Avg.	92%	100%	100%	876
924 SFLA							Outbuilding Total		28,847

Accpt Land 0 **Accepted Bldg** 28,800 **Total** 28,800

Map/Lot: R04-002
Account: 475 Card: 1 of 1 Location: 970 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3691P0192		
Reference 2	R-04-002/00 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.00	Sites-Mobile Home Site	15,875.00	476,250	100%		476,250
2.00	Acres-Base Homesite Value	45,000.00	90,000	10%		9,000
2.00	Acres-HS Size Adj	4,500.00	9,000	100%		9,000
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
Total Acres 14.00				Land Total		521,750

Land	442,400	**Accepted Bldg**	0	**Total**	442,400

Map/Lot: R04-002-025
Account: 2043 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #25

Neighborhood 38

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-025		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford B M/H	1977	14X66	C 100	107,910	Fair	30%	50%	100%	16,186
Open Frame Porch	2017	60	C 100	1,805	Avg.	92%	100%	100%	1,661
Frame Shed	2021	80	D 100	526	Avg.	92%	100%	100%	484
924 SFLA						Outbuilding Total			18,331

Accpt Land 0 **Accepted Bldg** 18,300 **Total** 18,300

Map/Lot: R04-002-007
Account: 27 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #7

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC S-R
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/15/2018
Sale Price	21,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1	BILL OF SALE 03/30/2023		
Reference 2	M-007	0000000000	
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X70	D 100	84,690	Avg-	47%	50%	100%	19,796
Frame Shed	1990	80	C 100	612	Fair	63%	100%	100%	386
Wood Deck	2021	100	C 100	1,462	Avg.	92%	100%	100%	1,345
980 SFLA						Outbuilding Total			21,527

Accpt Land	0	**Accepted Bldg**	21,500	**Total**	21,500

Map/Lot: R02-040
Account: 273 Card: 1 of 1 Location: 14 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/18/2018
Sale Price	176,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1142P0046		
Reference 2	R-02-040/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61					Land Total	51,025

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	195,670
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	200,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	166,269

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	240	B 95	3,549	Avg.	83%	100%	100%	2,946
1.75 ST GARAGE..	1985	576	C 100	50,292	Avg.	81%	100%	100%	40,737
Encl Frame Porch	2003	200	C 100	8,612	Avg.	90%	100%	100%	7,751
Frame Shed	2010	80	D 95	500	Avg-	82%	100%	100%	410
Frame Shed	1995	84	D 90	498	Avg-	77%	100%	100%	383
1,764 SFLA							Outbuilding Total		52,227

Accpt Land	51,000	**Accepted Bldg**	218,500	**Total**	269,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/04/2021
Sale Price	51,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2244P0077		
Reference 2	R-03-043/F		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0			- - - - S O U N D V A L U E - - - -					1,000
Frame Shed	2022	256	D 100	1,685	Avg.	92%	100%	100%	1,550
								Outbuilding Total	2,550

Accpt Land	51,000	**Accepted Bldg**	2,600	**Total**	53,600

Map/Lot: U04-011
Account: 1443 Card: 1 of 1 Location: 119 GARDINER ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/09/2023
Sale Price	47,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2678P0262		
Reference 2	U-04-011/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2001	80	C 100	612	Avg.	89%	100%	100%	545
Wood Deck	1994	36	C 100	646	Avg.	86%	100%	100%	556
Wood Deck	1994	80	C 100	1,208	Avg.	86%	100%	100%	1,039
14' Mobile Home	1994	14X66	C 100	107,910	Avg.	65%	50%	100%	35,199
924 SFLA						Outbuilding Total			37,339

Accpt Land	38,500	**Accepted Bldg**	37,300	**Total**	75,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/30/2013
Sale Price	410,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4746P0288		
Reference 2	R-07-020/02 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.10	Acres-Waterfront Rear	16,250.00	17,875	100%		17,875
Total Acres 2.10				Land Total		396,000

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,120 Sqft	Grade B 100	Base	257,579
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1120 Sqft, Grade D	Basement Gar	None	Fin Bsmt	53,616
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	328,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	275,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	156	B 100	14,075	Avg.	84%	100%	100%	11,823
Open Frame Porch	1986	156	B 100	4,870	Avg.	84%	100%	100%	4,091
Open Frame Porch	1986	154	B 100	4,812	Avg.	84%	100%	100%	4,042
Frame Garage	1986	528	B 100	22,138	Avg.	84%	100%	100%	18,596
Wood Deck	1986	500	C 100	6,562	Avg.	84%	100%	100%	5,512
Frame Shed	2003	80	B 100	705	Avg.	84%	100%	100%	592
Encl Frame Porch	2003	256	B 100	12,534	Avg.	84%	100%	100%	10,529
Wood Deck	2003	96	C 100	1,411	Avg.	84%	100%	100%	1,185
2,396 SFLA						Outbuilding Total			56,370

Accpt Land	396,000	**Accepted Bldg**	332,200	**Total**	728,200

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/06/2020
Sale Price	498,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3377P0117 (10/04)		
Reference 2	U-01-028/00 0000000000		
Tran/Land/Bldg	6 2 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	80%		110,000
0.19	Acres-HS Size Adj	13,750.00	2,613	100%		2,613
Total Acres 0.19					Land Total	112,613

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,080 Sqft	Grade A 105	Base	303,887
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-9,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	100% None	Heat	0
Rooms	11	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	7,992
Attic	Floor & Stairs			Attic	3,237
FirePlaces	5			Fireplace	21,023
Insulation	Minimal			Insulation	-5,394
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1799	2005	TYPICAL	TYPICAL	Good	Typical	321,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	80%	90%	100%	231,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	2005	549	B 100	89,668	Avg.	91%	100%	100%	81,598
ONE STORY FRAME	1799	18	A 105	1,988	Good	80%	90%	100%	1,431
Open Frame Porch	1799	84	A 105	3,394	Good	80%	90%	100%	2,444
Open Frame Porch	1799	260	A 105	9,662	Good	80%	90%	100%	6,957
1/2S AD/GAR.....	1975	832	B 100	51,599	Good	88%	100%	100%	45,407
Open Frame Porch	2005	12	B 100	679	Avg.	91%	100%	100%	618
1 Story/BASEMENT	2005	84	B 100	8,948	Avg.	91%	100%	100%	8,143
Wood Deck	2005	84	B 100	1,448	Avg.	91%	100%	100%	1,318
TWO STORY FRAME	2005	78	B 100	11,470	Avg.	91%	100%	100%	10,438
3,516 SFLA							Outbuilding Total		158,354

Accpt Land	112,600	**Accepted Bldg**	389,700	**Total**	502,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	Drilled WellPublic Sewer
Street	Gravel
Reference 1	B0982P0271
Reference 2	U-03-010/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24					Land Total	39,100

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	One & 1/2 Story	726 Sqft	Grade B 95	Base	121,932
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,056
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	1991	GOOD	GOOD	Average	Typical	130,745

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	103,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1974	224	B 95	22,664	Avg.	76%	100%	100%	17,225
1 Story/BASEMENT	1974	256	B 95	25,902	Avg.	76%	100%	100%	19,686
1 Story/BASEMENT	1974	60	B 95	6,070	Avg.	76%	100%	100%	4,613
Open Frame Porch	1974	18	C 100	742	Avg.	76%	100%	100%	564
Wood Deck	1974	242	C 100	3,272	Avg.	76%	100%	100%	2,487
1/2S AD/GAR.....	1974	896	B 95	52,436	Avg.	76%	100%	100%	39,851
Wood Deck	1974	32	C 100	595	Avg.	76%	100%	100%	452
1,629 SFLA							Outbuilding Total		84,878

Accpt Land	39,100	Accepted Bldg	188,200	Total	227,300

Map/Lot: R01-020E
Account: 2710 Card: 1 of 1 Location: 91 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/03/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.13	Acres-Rear Land 1-10	2,500.00	5,325	100%		5,325
Total Acres 3.13				Land Total		54,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2002	14X70	C 100	113,130	Avg-	74%	50%	100%	41,717
SLAB.....	2019	980	C 100	3,062	Avg.	92%	100%	100%	2,817
Wood Deck	2019	120	C 100	1,718	Avg.	92%	100%	100%	1,581
Wood Deck	2002	64	C 100	1,004	Avg-	80%	100%	100%	803
980 SFLA						Outbuilding Total			46,918

Accpt Land 54,800 **Accepted Bldg** 46,900 **Total** 101,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/21/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2585P0117 B3935P0161		
Reference 2	R-01-020		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.69	R 20+-Rear 20+	625.00	2,306	50%	Topography	1,153
Total Acres 24.69					Land Total	88,153

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,106
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	118,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	105,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2000	900	D 100	25,665	Avg.	89%	100%	100%	22,842
BSMT ENTRY.....	2000	48	D 100	632	Avg.	89%	100%	100%	562
Open Frame Porch	2008	360	C 100	9,399	Avg.	92%	100%	100%	8,647
Frame Garage	1980	480	D 100	15,380	Poor	43%	100%	100%	6,613
14' Mobile Home	2000	14X70	D 100	84,690	Avg.	77%	50%	100%	32,465
ONE STORY FRAME	2023	832	C 100	65,270	Avg.	92%	75%	100%	45,036
Open Frame Porch	2023	100	C 100	2,818	Avg.	92%	75%	100%	1,945
3,380 SFLA						Outbuilding Total			118,110

Accpt Land	88,200	**Accepted Bldg**	223,800	**Total**	312,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-01-031/00 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 0.18				Land Total		450

Accpt Land	500	**Accepted Bldg**	0	**Total**	500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	103

Sale Data

Sale Date	05/09/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.93	Acres-Rear Land 1-10	2,500.00	4,825	100%		4,825
Total Acres 2.93					Land Total	54,325

Accpt Land	54,300	**Accepted Bldg**	0	**Total**	54,300

Map/Lot: R01-020D
Account: 2790 Card: 1 of 1 Location: LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Proposed
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Sale Data

Sale Date	04/03/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.17	Acres-Rear Land 1-10	2,500.00	425	100%		425
Total Acres 1.17				Land Total		49,925

Accpt Land 49,900 **Accepted Bldg** 0 **Total** 49,900

Map/Lot: R05-095-A
Account: 720 Card: 1 of 1 Location: 64 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	162,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2511P0118 b4278p0157		
Reference 2	R-05-095/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00				Land Total		49,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT FINISHED...	1988	1080	D 100	49,621	Avg-	73%	75%	100%	27,167
							Outbuilding Total		27,167

Accpt Land	49,700	**Accepted Bldg**	27,200	**Total**	76,900

Map/Lot: R09-008-D
Account: 1121 Card: 1 of 1 Location: 61 HEMLOCK ROAD

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/22/2011
Sale Price	295,377
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4421P0202		
Reference 2	R-09-008/D0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00				Land Total		256,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,664 Sqft	Grade B 100	Base	228,308
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-5,944
Fin. Basement Area	380 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,325
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	264,654

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	214,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	96	C 100	2,716	Avg.	81%	100%	100%	2,200
Encl Frame Porch	2001	192	B 100	9,529	Avg.	81%	100%	100%	7,718
Frame Garage	2001	576	B 100	23,709	Avg.	81%	100%	100%	19,204
Wood Deck	2002	96	C 100	1,411	Avg.	81%	100%	100%	1,143
Frame Shed	2004	336	C 100	2,570	Avg.	91%	100%	100%	2,339
1,664 SFLA						Outbuilding Total			32,604

Accpt Land 256,900 **Accepted Bldg** 247,000 **Total** 503,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/19/2021
Sale Price	32,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4515P0113		
Reference 2	HANGAR UNIT B6		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Map/Lot: U07-011-A
Account: 1541 Card: 1 of 1 Location: 171 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/11/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1085P0248		
Reference 2	U-07-011/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.74	Acres-HS Size Adj	4,500.00	3,330	100%		3,330
Total Acres 0.74				Land Total		48,330

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,260 Sqft	Grade C 100	Base	147,381
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	153,763

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	123,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1976	168	C 100	1,285	Avg.	80%	100%	100%	1,028
Frame Shed	1976	120	C 100	918	Avg.	80%	100%	100%	734
Wood Deck	1976	290	C 100	3,885	Avg.	80%	100%	100%	3,108
1,260 SFLA						Outbuilding Total			4,870

Accpt Land	48,300	**Accepted Bldg**	127,900	**Total**	176,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/18/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4689P0123 B4689P0126		
Reference 2	R-05-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	624 Sqft	Grade C 95	Base	95,754
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,841
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Fair	Typical	93,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	39,443

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	352	C 95	30,970	Fair	42%	100%	100%	13,007
Encl Frame Porch	2003	364	D 100	13,164	Avg.	90%	75%	100%	8,886
Frame Garage	2003	896	C 100	29,729	Avg.	90%	100%	100%	26,756
Wood Deck	2006	126	E 90	1,195	Poor	59%	90%	100%	634
Wood Deck	2000	80	E 70	625	Poor	56%	25%	100%	88
1,444 SFLA							Outbuilding Total		49,371

Accpt Land	50,600	**Accepted Bldg**	88,800	**Total**	139,400

Map/Lot: R03-083-A
Account: 2091 Card: 1 of 1 Location: 195 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/30/2019
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2247P0180 B4564P0310		
Reference 2	R-03-083/A		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02				Land Total		38,550

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,334 Sqft	Grade D 100	Base	95,851
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,273
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,036
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	78,542

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	69,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	400	C 100	5,288	Avg.	87%	100%	100%	4,601
Wood Deck	1997	120	C 100	1,718	Avg.	87%	100%	100%	1,495
Wood Deck	2000	80	C 100	1,208	Avg.	89%	100%	100%	1,075
1,334 SFLA						Outbuilding Total			7,171

Accpt Land	38,600	**Accepted Bldg**	76,300	**Total**	114,900

Map/Lot: U23-022
Account: 1917 Card: 1 of 1 Location: 5 OAK RIDGE WEST

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/06/2021
Sale Price	201,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1036P0108
Reference 2	U-23-022/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.81	Acres-HS Size Adj	3,750.00	3,038	100%		3,038
Total Acres 0.81				Land Total		40,538

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,200 Sqft	Grade C 105	Base	143,170
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Electric	Cooling	0% None	Heat	-4,473
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	143,377

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	113,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	42	C 105	3,460	Avg.	79%	100%	100%	2,733
Encl Frame Porch	1975	144	C 105	6,644	Avg.	79%	100%	100%	5,249
1,242 SFLA						Outbuilding Total			7,982

Accpt Land	40,500	**Accepted Bldg**	121,300	**Total**	161,800

Map/Lot: R03-057-001
Account: 397 Card: 1 of 1 Location: 807 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/05/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Related Parties

Reference 1	B3667P0260 B4531P0227		
Reference 2	R-3-57/01		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	53,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1997	768	B 100	73,638	Avg+	93%	100%	100%	68,483
Frame Shed	1950	324	D 100	2,131	Fair	42%	100%	100%	895
Wood Deck	1997	112	D 100	1,389	Avg.	87%	100%	100%	1,208
Barn 1S	2006	576	C 100	19,742	Avg.	92%	100%	100%	18,163
Canopy	2009	128	D 100	1,469	Avg.	92%	100%	100%	1,351
								Outbuilding Total	90,100

Accpt Land	53,300	**Accepted Bldg**	90,100	**Total**	143,400

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B4445P0097
Reference 2	R-04-019-E
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.31	Acres-Rear Land 1-10	2,500.00	5,775	100%		5,775
Total Acres 3.31				Land Total		44,275

Accpt Land 44,300 **Accepted Bldg** 0 **Total** 44,300

Map/Lot: R03-057
Account: 396 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1757P0274 B3667P0260
Reference 2	R-03-057/00 0000000000
Tran/Land/Bldg	1 1 16
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
14.00	R 20+-Rear 20+	625.00	8,750	100%		8,750
Total Acres 35.00				Land Total		95,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST BARN.....	2006	572	C 100	19,630	Avg.	92%	100%	100%	18,060
						Outbuilding Total			18,060

Accpt Land 95,800 **Accepted Bldg** 18,100 **Total** 113,900

Map/Lot: R04-002-A
Account: 476 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B1757P0274 B3667P0260
Reference 2	R-04-002/A0 0000000000
Tran/Land/Bldg	1 1 16
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.78	Acres-Rear Land 1-10	2,500.00	6,950	100%		6,950
Total Acres 3.78				Land Total		56,450

Accpt Land 56,500 **Accepted Bldg** 0 **Total** 56,500

Map/Lot: R04-019-A
Account: 532 Card: 1 of 1 Location: DORR ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1757P0275 B3667P0260
Reference 2	R-04-019/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
46.46	R 20+-Rear 20+	625.00	29,038	100%		29,038
Total Acres 70.46				Land Total		108,788

Accpt Land 108,800 **Accepted Bldg** 0 **Total** 108,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/16/2020
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2640P0072 02/01		
Reference 2	U-22-022/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.50	Acres-HS Size Adj	4,125.00	2,063	100%		2,063
Total Acres 0.50				Land Total		43,313

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	864 Sqft	Grade C 105	Base	101,061
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	690 Sqft, Grade D	Basement Gar	None	Fin Bsmt	33,031
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	134,092

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	105,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	240	C 100	3,248	Avg.	89%	100%	100%	2,891
Frame Shed	2001	80	C 100	612	Avg.	89%	100%	100%	545
1SFr Overhang	1975	27	C 105	2,224	Avg.	76%	100%	100%	1,690
Frame Garage	2012	352	C 100	14,239	Avg.	92%	100%	100%	13,100
891 SFLA						Outbuilding Total			18,226

Accpt Land	43,300	**Accepted Bldg**	124,200	**Total**	167,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1995
Sale Price	22,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2095P0103		
Reference 2	R-05-119/A1 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	44,938

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	190,989
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	195,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	172,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2004	80	B 100	705	Avg.	88%	100%	100%	620
1 Story/BASEMENT	2004	144	B 100	15,336	Avg.	88%	100%	100%	13,496
Unfinished Attic	2004	144	B 100	902	Avg.	88%	100%	100%	794
Wood Deck	2004	192	B 100	3,030	Avg.	88%	100%	100%	2,666
1.50 ST GARAGE..	2004	672	B 100	57,166	Avg.	88%	100%	100%	50,306
Open Frame Porch	2004	72	B 100	2,425	Avg.	88%	100%	100%	2,134
AB.GR. POOL.....	2005	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2005	30	B 100	655	Avg.	88%	100%	100%	576
1,908 SFLA							Outbuilding Total		71,830

Accpt Land	44,900	**Accepted Bldg**	244,200	**Total**	289,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/08/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3533P0180 B4635P0185 B4736P0035		
Reference 2	R-03-008/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
41.00	R 20+-Rear 20+	625.00	25,625	100%		25,625
Total Acres 65.00				Land Total		116,375

Accpt Land	116,400	**Accepted Bldg**	0	**Total**	116,400

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/08/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3533P0180 B4635P0185 B4736P0035		
Reference 2	R-03-023/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
80.80	R 20+-Rear 20+	625.00	50,500	100%		50,500
Total Acres 101.80					Land Total	137,500

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,296 Sqft	Grade D 105	Base	97,777
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,579
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,847
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,296	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	86,045

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	79,161

Accpt Land	137,500	**Accepted Bldg**	79,200	**Total**	216,700

Map/Lot: U10-004
Account: 1604 Card: 1 of 1 Location: 80 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above StreetSteep
Utilities	All Public
Street	Paved
Reference 1	B0830P0139
Reference 2	U-10-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00					Land Total	60,375

Dwelling Description

				Replacement Cost New	
Multi Family	Two Story	903 Sqft	Grade B 95	Base	175,837
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	12	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	15,514
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1990	TYPICAL	TYPICAL	Very Good	Typical	198,323

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	87%	100%	146,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1940	975	B 95	136,224	V.G.	85%	87%	100%	100,737
ONE STORY FRAME	1940	100	B 95	8,570	V.G.	85%	87%	100%	6,337
Encl Frame Porch	1940	32	B 95	1,919	V.G.	85%	100%	100%	1,631
Wood Deck	1970	236	C 100	3,196	Avg.	74%	100%	100%	2,365
Frame Garage	1970	240	D 100	9,502	Avg-	65%	100%	100%	6,176
3,612 SFLA							Outbuilding Total		117,246

Accpt Land	60,400	Accepted Bldg	263,900	Total	324,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/28/2004
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3302P0238 B3645P0219		
Reference 2	R-01-7/F		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.90	Acres-Rear Land 1-10	2,500.00	7,250	100%		7,250
Total Acres 3.90					Land Total	56,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	720 Sqft	Grade C 100	Base	82,533
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,514
Rooms	4	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	69,434

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	63,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2006	20	D 100	301	Avg.	92%	100%	100%	277
Frame Shed	2006	96	D 100	632	Avg.	92%	100%	100%	581
Frame Shed	2007	64	C 100	490	Avg-	82%	100%	100%	402
ONE STORY FRAME	2007	192	C 100	15,062	Avg.	91%	100%	100%	13,706
TWO STORY FRAME	2013	448	C 100	57,282	Avg.	91%	100%	100%	52,127
1,808 SFLA							Outbuilding Total		67,093

Accpt Land	56,800	**Accepted Bldg**	130,300	**Total**	187,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1226P0159 B3645P0022
Reference 2	R-01-007/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.10	Acres-Rear Land 1-10	2,500.00	15,250	100%		15,250
Total Acres 7.10					Land Total	64,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	180,985

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	146,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	288	B 95	8,278	Avg.	81%	100%	100%	6,705
Wood Deck	2006	160	B 95	2,434	Avg.	81%	100%	100%	1,972
Frame Shed	1980	100	D 100	658	Poor	43%	100%	100%	283
Frame Shed	1980	64	D 100	421	Poor	43%	100%	100%	181
1.75 ST GARAGE..	2006	840	C 100	73,342	Avg.	92%	100%	100%	67,475
Canopy	2006	252	C 100	3,265	Avg.	92%	100%	100%	3,004
Canopy	2006	351	C 100	4,509	Avg.	92%	100%	100%	4,148
1,764 SFLA							Outbuilding Total		83,768

Accpt Land	64,800	**Accepted Bldg**	230,400	**Total**	295,200

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	U-17-002/001
Tran/Land/Bldg	0 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2010	800	B 100	11,945	Avg.	92%	100%	100%	10,989
Wood Deck	2010	550	B 100	8,280	Avg.	92%	100%	100%	7,618
COURSE POLES	2010	16	B 100	7,253	Avg.	92%	100%	100%	6,673
CHALLENGE COURSE	2010	1	B 100	79,235	Avg.	92%	100%	100%	72,896
ONE STORY FRAME	2013	140	D 100	9,445	Avg.	92%	80%	100%	6,951
140 SFLA							Outbuilding Total		105,127

Accpt Land	0	**Accepted Bldg**	105,100	**Total**	105,100

Map/Lot: R07-023
Account: 945 Card: 1 of 1 Location: IN BACK RIVER/COWSEAGAN

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	12/20/2002
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2969P232 12/02		
Reference 2	R-07-023/00 0000000000		
Tran/Land/Bldg	1 7 15		
FARM LAND	0	OPEN SPACE	2003
Exemption(s)	11 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Waterfront Rear	16,250.00	97,500	100%		97,500
Total Acres 6.00				Land Total		97,500

Accpt Land	97,500	**Accepted Bldg**	0	**Total**	97,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA RU
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1196P0143
Reference 2	R-05-126/B0 0000000000
Tran/Land/Bldg	1 7 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	11 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	10%	Restrictio	34,375
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	10%	Restrictio	3,438
2.00	Acres-Waterfront Rear	16,250.00	32,500	10%	Restrictio	3,250
Total Acres 3.00					Land Total	41,063

Accpt Land 41,100 **Accepted Bldg** 0 **Total** 41,100

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography			
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	1 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land	4,038,100	**Accepted Bldg**	0	**Total**	4,038,100

Map/Lot: R04-002-028
Account: 45 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #28

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2023
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-028	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 840 SFLA	1988	14X60	C 100	100,080	Avg.	54%	50%	100%	26,926
						Outbuilding Total			26,926

Accpt Land	0	**Accepted Bldg**	26,900	**Total**	26,900

Map/Lot: R08-005
Account: 2140 Card: 1 of 1 Location: 321 OLD FERRY ROAD

Neighborhood	SOUTHEAST		
Zoning/Use	SHORE RESIDENTIA		
Topography	Level		
Utilities	All Public		
Street	Paved		
Reference 1	BAILEY POINT/ISFSI		
Reference 2	R-8-5		
Tran/Land/Bldg	1 3 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	13 0 0	Land Schedule	109

Land	0	**Bldg Override**	93,820,000	**Total**	93,820,000

Neighborhood	SOUTHEAST		
Zoning/Use	SHORE RESIDENTIA		
Topography	Level		
Utilities	All Public		
Street	Paved		
Reference 1			
Reference 2	R08-005		
Tran/Land/Bldg	0 3 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land	88,860,000	**Bldg Override**	1,640,000	**Total**	90,500,000

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
4.76	Acres-Commercial 1-20	15,875.00	75,565	100%		75,565
Total Acres 5.76				Land Total		233,940

Accpt Land 233,900 **Accepted Bldg** 0 **Total** 233,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE STREAM PRO
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	R-05-127/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	15 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Waterfront Rear	16,250.00	4,063	100%		4,063
Total Acres 0.25				Land Total		4,063

Accpt Land	4,100	**Accepted Bldg**	0	**Total**	4,100

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0597P0447
Reference 2	U-01-062/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	15 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	125%		283,281
0.11	Acres-Commercial Size Adj	11,875.00	1,306	100%		1,306
Total Acres 0.11				Land Total		284,587

Accpt Land 284,600 **Accepted Bldg** 0 **Total** 284,600

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0420P0053
Reference 2	U-02-057/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	15 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	312,500	312,500	100%		312,500
1.00	Acres-Shallow WF Size Adj	31,250.00	31,250	100%		31,250
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
25.00	R 20+-Rear 20+	625.00	15,625	100%		15,625
Total Acres 46.00					Land Total	534,375

Accpt Land 534,400 **Accepted Bldg** 0 **Total** 534,400

Map/Lot: U22-027-B
Account: 2311 Card: 1 of 1 Location: 181 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/10/2003
Sale Price	7,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3174P0057 (10/03)		
Reference 2	U-22-027-B		
Tran/Land/Bldg	0 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1989	14X56	D 100	71,019	Avg-	45%	50%	100%	15,802
Frame Shed	1989	128	D 100	841	Avg-	74%	100%	100%	622
784 SFLA							Outbuilding Total		16,424

Accpt Land	47,900	**Accepted Bldg**	16,400	**Total**	64,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/12/2023
Sale Price	645,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4761P0207 B4775P0058		
Reference 2	U-01-140/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.36	Acres-Influence W Size Adj	21,875.00	7,875	100%		7,875
Total Acres 0.36					Land Total	226,625

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	840 Sqft	Grade B 100	Base	193,184
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	210 Sqft, Grade E	Basement Gar	None	Fin Bsmt	8,650
Heating	62% Hot Water BB	Cooling	0% None	Heat	-4,887
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Full Finished			Attic	15,391
FirePlaces	2			Fireplace	9,800
Insulation	Heavy			Insulation	1,715
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1801	0	OLD TYPE	TYPICAL	Average	Typical	232,018

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	150,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1801	342	B 100	30,855	Avg.	65%	100%	100%	20,056
Unfinished Attic	1801	342	B 100	2,144	Avg.	65%	100%	100%	1,394
Wood Deck	1970	160	B 100	2,561	Avg.	65%	100%	100%	1,665
Wood Deck	1970	154	B 100	2,474	Avg.	65%	100%	100%	1,608
Frame Shed	1801	144	B 100	1,266	Avg.	65%	100%	100%	823
Frame Garage	1950	280	C 100	12,189	Fair	42%	100%	100%	5,119
1.25 ST SHED....	1801	198	B 100	1,850	Avg.	65%	100%	100%	1,203
Shed.....	1801	144	B 100	1,266	Avg.	65%	100%	100%	823
2,022 SFLA							Outbuilding Total		32,691

Accpt Land	226,600	Accepted Bldg	183,500	Total	410,100

Map/Lot: U22-015
Account: 1865 Card: 1 of 1 Location: 207 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	07/31/2019
Sale Price	239,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4345P0095
Reference 2	U-22-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.52	Acres-Rear Land 1-10	2,500.00	1,300	100%		1,300
Total Acres 1.52					Land Total	46,675

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,188 Sqft	Grade B 95	Base	151,813
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	164,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	123,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1965	484	B 95	48,971	Avg.	71%	100%	100%	34,769
1 Story/BASEMENT	1965	374	B 95	37,841	Avg.	71%	100%	100%	26,867
Wood Deck	1965	264	C 100	3,554	Avg.	71%	100%	100%	2,523
Wood Deck	1965	66	C 100	1,029	Avg.	71%	100%	100%	731
Open Frame Porch	1965	198	C 100	5,299	Avg.	71%	100%	100%	3,762
Frame Bay Window	1965	24	C 100	1,882	Avg.	71%	100%	100%	1,336
Frame Garage	1965	625	C 100	22,012	Avg.	71%	100%	100%	15,629
Frame Shed	1965	80	D 100	526	Fair	49%	100%	100%	258
Frame Shed	1970	126	D 100	829	Fair	52%	100%	100%	431
Frame Shed	1965	99	C 100	758	Avg.	71%	100%	100%	538
2,070 SFLA							Outbuilding Total		86,844

Accpt Land 46,700 **Accepted Bldg** 210,600 **Total** 257,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1427P0349
Reference 2	R-01-015/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	54,500

Dwelling Description

					Replacement Cost New
Double Wide	One Story	1,176 Sqft	Grade D 100	Base	84,498
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,283
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	2002	TYPICAL	TYPICAL	Average	Typical	78,215

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	68,829

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	48	D 100	688	Avg.	88%	100%	100%	605
ONE STORY FRAME	2002	224	D 100	15,112	Avg.	88%	100%	100%	13,299
Open Frame Porch	2002	96	D 100	2,336	Avg.	88%	100%	100%	2,056
Frame Shed	2004	120	D 100	789	Avg.	88%	100%	100%	694
Wood Deck	2004	80	D 100	1,039	Avg.	88%	100%	100%	914
Patio	2004	484	D 100	4,142	Avg.	88%	100%	100%	3,645
Encl Frame Porch	2007	220	C 100	9,430	Avg.	92%	100%	100%	8,676
Barn 1S	2014	768	E 100	18,595	Avg.	92%	100%	100%	17,107
1,400 SFLA							Outbuilding Total		46,996

Accpt Land	54,500	Accepted Bldg	115,800	Total	170,300

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above StreetSteep
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/22/2022
Sale Price	525,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2737P0231		
Reference 2	U-05-017/D0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.85	Acres-Rear Land 1-10	2,500.00	4,625	100%		4,625
Total Acres 2.85					Land Total	54,125

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade B 100	Base	227,275
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	11,431
Attic	Floor & Stairs			Attic	2,469
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	241,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	212,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1996	240	B 100	21,651	Avg.	88%	100%	100%	19,053
Open Frame Porch	1996	45	B 100	1,639	Avg.	88%	100%	100%	1,442
Encl Frame Porch	1996	105	B 100	5,446	Avg.	88%	100%	100%	4,792
1/2S AD/GAR.....	1996	784	B 100	48,902	Avg.	88%	100%	100%	43,034
Wood Deck	1996	448	B 100	6,785	Avg.	88%	100%	100%	5,971
Patio	1996	192	B 100	2,328	Avg.	88%	100%	100%	2,049
1.50 ST GARAGE..	2004	900	C 95	61,888	Fair	75%	100%	100%	46,416
Finished Attic	1996	240	B 100	5,540	Avg.	88%	100%	100%	4,875
2,352 SFLA							Outbuilding Total		127,632

Accpt Land	54,100	**Accepted Bldg**	339,900	**Total**	394,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2321P0280 B4149P0258
Reference 2	R-05-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.57	Acres-HS Size Adj	4,375.00	2,494	100%		2,494
Total Acres 0.57					Land Total	46,244

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,025 Sqft	Grade C 105	Base	125,888
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	168 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,819
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,491
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	137,198

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	107,014

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	96	C 105	1,481	Avg.	78%	100%	100%	1,155
ONE STORY FRAME	1972	216	C 105	17,792	Avg.	78%	100%	100%	13,878
Wood Deck	2005	192	C 105	2,766	Avg.	78%	100%	100%	2,157
1.75 S Barn	2006	480	C 100	25,110	Avg.	92%	100%	100%	23,101
1,241 SFLA							Outbuilding Total		40,291

Accpt Land	46,200	Accepted Bldg	147,300	Total	193,500

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/26/2013
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4680P0046		
Reference 2	R-06-002/03 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30				Land Total		152,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	884 Sqft	Grade B 95	Base	159,119
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	172,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	144,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	104	B 95	8,914	Avg.	84%	100%	100%	7,488
ONE STORY FRAME	1987	192	B 95	16,456	Avg.	84%	100%	100%	13,823
Open Frame Porch	1987	48	B 95	1,640	Avg.	84%	100%	100%	1,378
Wood Deck	1987	116	B 95	1,820	Avg.	84%	100%	100%	1,529
1.25 ST GARAGE..	1987	528	B 95	32,344	Avg.	84%	100%	100%	27,169
Frame Shed	2003	128	B 95	1,069	Avg.	84%	100%	100%	898
1,843 SFLA						Outbuilding Total			52,285

Accpt Land	152,000	**Accepted Bldg**	197,000	**Total**	349,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home 396 SFLA	2010	12X33	D 100	41,764	Avg.	90%	50%	100%	18,794
						Outbuilding Total			18,794

Accpt Land	0	**Accepted Bldg**	18,800	**Total**	18,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B 1038/208 B1741P0341
Reference 2	R-02-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
61.00	R 20+-Rear 20+	625.00	38,125	100%		38,125
Total Acres 82.00					Land Total	125,125

Dwelling Description **Replacement Cost New**

Conventional	One Story	720 Sqft	Grade C 95	Base	76,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,875
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Fair	Typical	79,072

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	33,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1900	96	C 95	1,341	Fair	42%	100%	100%	563
ONE STORY FRAME	1900	120	C 95	8,942	Fair	42%	100%	100%	3,756
Frame Shed	1900	96	E 100	544	Fair	42%	100%	100%	228
Frame Shed	1900	80	D 100	526	Avg.	65%	100%	100%	342
1 ST BARN.....	1900	1632	E 100	36,529	Poor	25%	100%	100%	9,132
840 SFLA							Outbuilding Total		14,021

Accpt Land 125,100 **Accepted Bldg** 47,200 **Total** 172,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1741P0341
Reference 2	R-02-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Dwelling Description

Double Wide	One Story	1,836 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	131,921
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1836 Sqft, Grade D	Basement Gar	None	Fin Bsmt	87,891
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,327
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	2006	TYPICAL	TYPICAL	Average	Typical	227,139

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	199,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1996	96	C 100	735	Avg.	87%	100%	100%	639
Wood Deck	1996	48	C 100	800	Avg-	77%	100%	100%	616
AB.GR. POOL.....	1999	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2003	49	C 100	812	Avg.	90%	100%	100%	731
Wood Deck	2003	63	C 100	991	Avg.	90%	100%	100%	892
Open Frame Porch	2003	480	C 100	12,436	Avg.	90%	100%	100%	11,192
Wood Deck	2010	336	C 100	4,471	Avg.	92%	100%	100%	4,113
1,836 SFLA							Outbuilding Total		19,421

Accpt Land	0	**Accepted Bldg**	219,300	**Total**	219,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	125,100	47,200	172,300	125,100	47,200	172,300
2	0	219,300	219,300	0	219,300	219,300
TOTAL	125,100	266,500	391,600	125,100	266,500	391,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1599P0282
Reference 2	R-06-034/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
7.00	Acres-Rear Land 11-20	1,250.00	8,750	100%		8,750
Total Acres 18.00					Land Total	83,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	648 Sqft	Grade B 95	Base	111,009
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Good	Typical	120,317

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	96,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1860	1470	C 100	74,904	Avg-	57%	100%	100%	42,695
ONE STORY FRAME	2016	889	B 95	76,194	Avg.	92%	100%	100%	70,098
Open Frame Porch	2016	168	B 95	4,959	Avg.	92%	100%	100%	4,562
Open Frame Porch	2016	109	B 95	3,326	Avg.	92%	100%	100%	3,060
Patio	2017	175	B 95	2,032	Avg.	92%	100%	100%	1,869
Unfin Basement	2017	224	C 100	1,120	Avg.	92%	100%	100%	1,030
1,861 SFLA							Outbuilding Total		123,314

Accpt Land	83,300	Accepted Bldg	219,600	Total	302,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/25/2021
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0857P0018		
Reference 2	R-02-037/A0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92				Land Total		49,140

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	106,943
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	106,943

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	84,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	120	C	0	Avg.	76%	0%	100%	0
Frame Shed	1975	96	C 100	735	Avg.	76%	100%	100%	559
Frame Shed	1975	384	C 100	2,938	Avg.	76%	100%	100%	2,233
960 SFLA						Outbuilding Total			2,792

Accpt Land	49,100	**Accepted Bldg**	87,300	**Total**	136,400

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/05/2023
Sale Price	700,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3288P0165 (05/04)		
Reference 2	U-10-027/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
4.91	Acres-Commercial 1-20	15,875.00	77,946	100%		77,946
Total Acres 5.91				Land Total		236,321

Accpt Land	236,300	**Accepted Bldg**	0	**Total**	236,300

Name: MARASCIULLO, TRUSTEE, JOSEPH
THE LIVING TRUST OF JOSEPH MARASCIULLO
Map/Lot: U21-009-001-A12
Account: 2333 Card: 1 of 1 Location: 96 CHEWONKI NECK RD UNIT A12

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/24/2021
Sale Price	51,500
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0027 (06/04)		
Reference 2	HANGAR UNIT A12		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				46,100
							Outbuilding Total		46,100

Accpt Land	0	**Accepted Bldg**	46,100	**Total**	46,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2008
Sale Price	523,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4023P0018		
Reference 2	R-5-116/17		
Tran/Land/Bldg	4 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	175%	Neighborho	103,906
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
1.73	Acres-Rear Land 1-10	2,500.00	4,325	100%		4,325
Total Acres 2.73					Land Total	114,169

Dwelling Description

Ranch	One Story	840 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	112,992
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	840 Sqft, Grade B	Basement Gar	None	Fin Bsmt	53,771
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	171,662

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	168,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2006	396	B 100	35,726	Good	98%	100%	100%	35,011
Wood Deck	2007	168	B 100	2,680	Good	98%	100%	100%	2,626
Wood Deck	2007	64	B 100	1,154	Good	98%	100%	100%	1,131
1.50 ST GARAGE..	2007	480	B 100	42,218	Good	98%	100%	100%	41,374
1.50 ST GARAGE..	2020	784	C 100	57,292	Avg.	92%	100%	100%	52,709
1,236 SFLA						Outbuilding Total			132,851

Accpt Land	114,200	**Accepted Bldg**	301,100	**Total**	415,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/04/2020
Sale Price	55,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B1940P0166		
Reference 2	R-03-009/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn 1S	2021	384	C 100	14,358	Avg.	92%	100%	100%	13,209
SLAB.....	2022	888	C 100	2,775	Avg.	92%	100%	100%	2,553
								Outbuilding Total	15,762

Accpt Land	52,000	**Accepted Bldg**	15,800	**Total**	67,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/04/2020
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B0595P0009		
Reference 2	R-03-045/00 0000000000		
Tran/Land/Bldg	1 1 4		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
10.00	Acres-HS Size Adj	4,500.00	45,000	100%		45,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
5.00	R 20+-Rear 20+	625.00	3,125	100%		3,125
Total Acres 25.00				Land Total		105,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	81	D 100	534	Fair	46%	100%	100%	246
Wood Deck	1960	152	D 100	1,828	Fair	46%	100%	100%	841
CAMP OR CABIN...	1960			- - - - S O U N D V A L U E - - - -					1,000
								Outbuilding Total	2,087

Accpt Land	105,600	**Accepted Bldg**	2,100	**Total**	107,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2005
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3508P0253 (07/05)		
Reference 2	R-3-22-A		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.87	Acres-Rear Land 1-10	2,500.00	4,675	100%		4,675
Total Acres 2.87					Land Total	54,175

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade B 100	Base	160,495
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	165,394

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	150,509

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2004	768	B 100	29,996	Avg.	91%	100%	100%	27,296
Frame Shed	2004	36	E 100	204	Fair	70%	100%	100%	143
1,512 SFLA							Outbuilding Total		27,439

Accpt Land	54,200	**Accepted Bldg**	177,900	**Total**	232,100

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/17/2006
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3706P0295		
Reference 2	U-01-165/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08				Land Total		151,450

Dwelling Description

				Replacement Cost New	
Other	Two Story	1,280 Sqft	Grade A 95	Base	261,386
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,038
Attic	None			Attic	0
FirePlaces	4			Fireplace	16,297
Insulation	Minimal			Insulation	-5,785
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1870	TYPICAL	TYPICAL	Below Average	Typical	280,936

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	160,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1870	512	A 95	92,569	Avg-	57%	100%	100%	52,764
Open Frame Porch	1870	160	A 95	5,521	Avg-	57%	100%	100%	3,147
Open Frame Porch	1870	27	A 95	1,235	Avg-	57%	100%	100%	704
Frame Bay Window	1870	18	A 95	1,798	Avg-	57%	100%	100%	1,025
2.00 ST BARN....	1870	936	A 95	92,735	Avg-	57%	100%	100%	52,859
Frame Bay Window	1870	18	A 95	1,798	Avg-	57%	100%	100%	1,025
3,620 SFLA						Outbuilding Total			111,524

Accpt Land	151,500	**Accepted Bldg**	271,700	**Total**	423,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1993
Sale Price	112,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1863P0155		
Reference 2	R-05-011/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.17	Acres-Rear Land 1-10	2,500.00	425	100%		425
Total Acres 1.17					Land Total	48,550

Dwelling Description

Colonial	Two Story	532 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	OTHER	Masonry Trim	None	Base	113,953
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	3 Sqft, Grade D 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Above Average	Typical	125,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	113,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	864	C 100	28,818	Avg.	81%	100%	100%	23,343
Wood Deck	2006	568	B 100	8,545	Avg.	92%	100%	100%	7,861
AB.GR. POOL.....	1985	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2006	192	B 100	1,689	Avg.	92%	100%	100%	1,554
1 Story/BASEMENT	1985	532	B 95	53,828	Avg+	90%	100%	100%	48,445
1,596 SFLA						Outbuilding Total			82,441

Accpt Land	48,600	**Accepted Bldg**	195,500	**Total**	244,100

Map/Lot: R05-011-ON
Account: 2702 Card: 1 of 1 Location: 132 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2013			- - - - S O U N D V A L U E - - - -					3,700
								Outbuilding Total	3,700

Accpt Land	0	**Accepted Bldg**	3,700	**Total**	3,700

Map/Lot: U02-084
Account: 1395 Card: 1 of 1 Location: 6 HOOPER STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/03/2003
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Private Finance
Verified	.....
Validity	Arms Length Sale

Reference 1	B3013P0273 B4629P0215		
Reference 2	U-02-084/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15					Land Total	105,188

Dwelling Description **Replacement Cost New**

Conventional	One Story	648 Sqft	Grade D 105	Base	65,184
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-9,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,856
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,246
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-104
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	53,603

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	90%	100%	31,358

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	120	D 100	8,096	Avg.	65%	100%	100%	5,262
Frame Garage	1900	216	D 100	8,915	Poor	25%	50%	100%	1,114
Frame Shed	1940	104	C 100	795	Poor	25%	100%	100%	199
Wood Deck	2006	200	C 100	2,738	Avg.	92%	100%	100%	2,519
768 SFLA							Outbuilding Total		9,094

Accpt Land	105,200	Accepted Bldg	40,500	Total	145,700

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2436P0241
Reference 2	U-02-051/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.04	Acres-HS Size Adj	13,750.00	550	100%		550
Total Acres 0.04				Land Total		138,050

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	665 Sqft	Grade B 95	Base	82,551
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,513
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,547
FirePlaces	2			Fireplace	9,310
Insulation	None			Insulation	-1,290
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1760	0	OLD TYPE	Old Type	Below Average	Typical	87,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	49,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	42	B 95	3,599	Avg-	57%	100%	100%	2,051
ONE STORY FRAME	1800	220	B 95	18,855	Avg-	57%	100%	100%	10,747
Finished Attic	1800	220	B 95	4,825	Avg-	57%	100%	100%	2,750
1,015 SFLA						Outbuilding Total			15,548

Accpt Land	138,100	**Accepted Bldg**	65,500	**Total**	203,600

Name: MARINO, MARK A
MARINO, LUCINDA

Map/Lot: R02-018

Account: 219 Card: 1 of 1 Location: 433 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/10/2021
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4081P0229 B4081P0231		
Reference 2	R-02-018/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X56	C 100	94,860	Avg-	40%	50%	100%	18,972
Wood Deck	1975	128	C 100	1,820	Avg.	76%	100%	100%	1,383
Frame Shed	1985	160	E 100	905	Poor	46%	100%	100%	416
784 SFLA						Outbuilding Total			20,771

Accpt Land	49,500	**Accepted Bldg**	20,800	**Total**	70,300

Map/Lot: U06-005
Account: 1508 Card: 1 of 1 Location: 80 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	09/28/2016
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3890P0093		
Reference 2	U-06-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.92	Acres-Rear Land 1-10	2,500.00	2,300	100%		2,300
Total Acres 1.92					Land Total	51,800

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	121,648
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	126,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	94,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	564	C 100	7,379	Avg.	75%	100%	100%	5,534
Frame Garage	2007	624	C 100	21,984	Avg.	92%	100%	100%	20,225
1,040 SFLA							Outbuilding Total		25,759

Accpt Land	51,800	**Accepted Bldg**	120,300	**Total**	172,100

Map/Lot: U22-002
Account: 1852 Card: 1 of 1 Location: 152 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1993
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3392P02304 (11/04)		
Reference 2	U-22-002/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.17	Acres-Rear Land 1-10	2,500.00	5,425	100%		5,425
Total Acres 3.17					Land Total	50,800

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,110 Sqft	Grade C 105	Base	136,327
Exterior	COMPOSITION	Masonry Trim	100Sqft	Trim	559
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	360 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt	21,935
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Below Average	Typical	166,276

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	114,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	768	C 105	74,682	Avg.	75%	100%	100%	56,012
Frame Garage	1972	576	C 100	20,616	Avg.	75%	100%	100%	15,462
Wood Deck	1972	44	D 100	644	Avg.	75%	100%	100%	483
1,878 SFLA							Outbuilding Total		71,957

Accpt Land	50,800	Accepted Bldg	186,700	Total	237,500

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/17/2015
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0973P0173		
Reference 2	U-01-069/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%	Restrictio	273,438
0.30	Acres-Influence W Size Adj	21,875.00	6,563	100%		6,563
Total Acres 0.30				Land Total		280,001

Dwelling Description **Replacement Cost New**

Colonial	Two Story	744 Sqft	Grade C 100	Base	145,870
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,282
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	144,848

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	99,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1973	81	C 100	2,338	Avg-	69%	100%	100%	1,613
Encl Frame Porch	1973	470	C 100	19,632	Avg-	69%	100%	100%	13,546
Frame Garage	1973	792	C 100	26,768	Avg-	69%	100%	100%	18,470
Wood Deck	1973	230	C 100	3,120	Avg-	69%	100%	100%	2,153
Wood Deck	1973	231	C 100	3,132	Avg-	69%	100%	100%	2,161
1,488 SFLA						Outbuilding Total			37,943

Accpt Land	280,000	Accepted Bldg	137,900	Total	417,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2558P0234 03/00
Reference 2	U-22-025/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.34	Acres-Rear Land 1-10	2,500.00	850	100%		850
Total Acres 1.34				Land Total		46,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1985	768	C 105	55,834	Avg.	81%	100%	100%	45,226
Wood Deck	1985	40	D 100	600	Avg-	72%	100%	100%	432
Frame Shed	2003	200	C 100	1,530	Avg-	80%	100%	100%	1,224
						Outbuilding Total			46,882

Accpt Land	46,200	**Accepted Bldg**	46,900	**Total**	93,100

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1792P0089
Reference 2	R-04-009/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	6 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.04	Acres-Rear Land 1-10	2,500.00	12,600	100%		12,600
4.04	Acres-Wasteland	75.00	303	100%		303
Total Acres 10.08				Land Total		62,403

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade C 100	Base	183,407
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	29,224
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	219,731

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	197,758

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	2003	190	C 100	10,896	Avg.	90%	100%	100%	9,806
Wood Deck	2003	792	C 100	10,285	Avg.	90%	100%	100%	9,256
Open Frame Porch	2003	60	C 100	1,805	Avg.	90%	100%	100%	1,624
2 STORY GARAGE	2006	1482	B 105	101,912	Avg+	97%	100%	100%	98,855
Open Frame Porch	2003	30	C 100	1,046	Fair	70%	100%	100%	732
1,568 SFLA						Outbuilding Total			120,273

Accpt Land	62,400	**Accepted Bldg**	318,000	**Total**	380,400

Map/Lot: U02-086
Account: 1397 Card: 1 of 1 Location: 61 HODGE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/16/2023
Sale Price	227,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2926P0104 B2978P0215 06/02		
Reference 2	U-02-086/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%		68,750
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10				Land Total		70,125

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	384 Sqft	Grade C 100	Base	59,033
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,386
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,022
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2001	TYPICAL	TYPICAL	Above Average	Typical	55,625

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	41,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2001	128	C 100	10,041	Avg.	89%	100%	100%	8,936
Wood Deck	2001	84	C 100	1,259	Avg.	89%	100%	100%	1,121
ONE STORY FRAME	2004	128	C 100	10,041	Avg.	91%	100%	100%	9,137
832 SFLA						Outbuilding Total			19,194

Accpt Land	70,100	**Accepted Bldg**	60,900	**Total**	131,000

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/17/2020
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4536P0190		
Reference 2	R-02-006/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Access	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.00	Acres-Rear Land 11-20	1,250.00	11,250	100%		11,250
Total Acres 20.00				Land Total		76,750

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,152 Sqft	Grade B 100	Base	213,993
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	218,892

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	199,192

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2004	150	B 100	19,492	Avg.	91%	100%	100%	17,738
2 STORY GARAGE	2004	728	B 100	47,679	Avg.	91%	100%	100%	43,388
Open Frame Porch	2004	50	B 100	1,785	Avg.	91%	100%	100%	1,624
Wood Deck	2004	50	B 100	949	Avg.	91%	100%	100%	864
2,241 SFLA						Outbuilding Total			63,614

Accpt Land	76,800	**Accepted Bldg**	262,800	**Total**	339,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/27/2020
Sale Price	365,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3316P0144 (6/04)		
Reference 2	U-01-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.26	Acres-HS Size Adj	13,750.00	3,575	100%		3,575
Total Acres 0.26				Land Total		141,075

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	1,806 Sqft	Grade B 105	Base	436,113
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-20,322
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	4			Fireplace	15,458
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	0	OLD TYPE	Old Type	Below Average	Typical	439,822

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	250,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1805	32	B 100	1,261	Avg-	57%	100%	100%	719
Encl Frame Porch	1900	180	B 100	8,968	Avg-	57%	100%	100%	5,112
ONE STORY FRAME	1805	40	B 100	3,608	Avg-	57%	100%	100%	2,057
Frame Shed	1805			----SOUND VALUE----					600
3,652 SFLA						Outbuilding Total			8,488

Accpt Land	141,100	Accepted Bldg	259,200	Total	400,300

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	SwampyLevel
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2004P0166
Reference 2	R-04-008/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 300
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.59	Acres-Wasteland	75.00	269	100%		269
Total Acres 3.59				Land Total		269

Accpt Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R07A-081
Account: 2072 Card: 1 of 1 Location: 1 POINT EAST DRIVE

Neighborhood	MASON LANDING
Zoning/Use	MARINE OVERLAY DISTRICT
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/12/2003
Sale Price	3,900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Partial Interest

Reference 1	B3208P0307 (12/03)		
Reference 2	LOT #81-OFFICE SPACE, PARKING &		
Tran/Land/Bldg	9 3 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	100,625	100,625	100%		100,625
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
7.30	Acres-Commercial Prime	110,750	808,475	75%		606,356
Total Acres 8.30				Land Total		741,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE MS....	1900	2925	C 100	149,878	Avg.	65%	50%	100%	48,710
WAREHOUSE MS....	1900	1584	C 100	81,165	Avg.	65%	50%	100%	26,378
OFFICE MASONRY..	1900	1440	C 100	104,406	Avg.	65%	100%	100%	67,864
WAREHOUSE MS....	1900	4000	C 100	204,962	Avg.	65%	50%	100%	66,612
UTILITY BLDG....	1900	192	D 100	15,059	Fair	42%	100%	100%	6,325
UTILITY BLDG....	1900	96	D 100	9,809	Fair	42%	100%	100%	4,120
Frame Shed	1900	240	D 100	1,579	Fair	42%	100%	100%	663
WAREHOUSE MS....	1900	66736	C 100	3,419,579	Fair	42%	100%	100%	1,436,223
							Outbuilding Total		1,656,895

Land	694,600	**Bldg Override**	1,563,000	**Total**	2,257,600

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/06/2003
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3114P0012 (07/03)		
Reference 2	R-05-073-B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000
Total Acres 4.20					Land Total	56,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,152 Sqft	Grade C 105	Base	141,486
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	145,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	131,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2003	144	C 105	14,002	Avg.	90%	100%	100%	12,602
BSMT ENTRY.....	2003	30	C 100	459	Avg.	90%	100%	100%	413
Wood Deck	2005	60	B 100	1,095	Avg.	91%	100%	100%	996
Open Frame Porch	2006	48	C 105	1,576	Avg.	90%	100%	100%	1,418
Frame Garage	2012	896	C 105	31,215	Avg.	92%	100%	100%	28,718
Frame Shed	2018	160	C 100	1,224	Avg.	92%	100%	100%	1,126
1,296 SFLA							Outbuilding Total		45,273

Accpt Land	56,100	**Accepted Bldg**	176,600	**Total**	232,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/14/2023
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 25 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	42,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,077 Sqft	Grade C 100	Base	125,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	131,656

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	121,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2023	65	C 100	1,932	Avg.	92%	100%	100%	1,777
Wood Deck	2023	616	C 100	8,041	Avg.	92%	100%	100%	7,398
Frame Shed	2023			- - - - S O U N D V A L U E - - - -					4,000
1,077 SFLA							Outbuilding Total		13,175

Accpt Land	42,800	Accepted Bldg	134,300	Total	177,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/30/2020
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4312P0226 B4697P0305		
Reference 2	R-05-132/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	80%	Topography	150,000
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	178,750

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	780 Sqft	Grade B 100	Base	159,380
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	164,279

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	139,637

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	400	B 100	36,088	Avg.	85%	100%	100%	30,675
Frame Garage	1990	360	B 100	16,636	Avg.	85%	100%	100%	14,141
Encl Frame Porch	1990	60	B 100	3,335	Avg.	85%	100%	100%	2,835
Wood Deck	1990	384	B 100	5,846	Avg.	85%	100%	100%	4,969
1.25 ST GARAGE..	1990	640	C 100	34,991	Avg.	84%	100%	100%	29,392
Wood Deck	1990	30	B 100	655	Avg.	85%	100%	100%	557
1,765 SFLA						Outbuilding Total			82,569

Accpt Land	178,800	**Accepted Bldg**	222,200	**Total**	401,000

Map/Lot: R01-045-J
Account: 164 Card: 1 of 1 Location: 32 HALE POND ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1996
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2165P0279		
Reference 2	R-01-045/J0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.30	Acres-Rear Land 1-10	2,500.00	8,250	100%		8,250
Total Acres 4.30				Land Total		57,750

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 105	Base	171,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	171,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	151,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	420	C 105	5,820	Avg.	88%	100%	100%	5,122
Frame Garage	2017	896	C 100	29,729	Avg.	92%	100%	100%	27,351
1,400 SFLA						Outbuilding Total			32,473

Accpt Land	57,800	**Accepted Bldg**	183,800	**Total**	241,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	RollingSwampy
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2337P0048
Reference 2	U-02-080/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.59	Acres-HS Size Adj	13,750.00	8,113	100%		8,112
Total Acres 0.59					Land Total	76,862

Accpt Land	76,900	**Accepted Bldg**	0	**Total**	76,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1941P0047
Reference 2	U-02-088/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15					Land Total	70,813

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,125 Sqft	Grade C 95	Base	125,011
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,125	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	125,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	93,758

Accpt Land 70,800 **Accepted Bldg** 93,800 **Total** 164,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1953P0026
Reference 2	U-07-012/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92				Land Total		49,140

Accpt Land 49,100 **Accepted Bldg** 0 **Total** 49,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/06/2007
Sale Price	114,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3834P0226		
Reference 2	R-01-028/D SER #8D16-0252LAB		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	95%		42,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		47,250

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,188 Sqft	Grade D 100	Base	85,361
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-17,228
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,813
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	69,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	61,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	24	C 100	494	Avg.	88%	100%	100%	435
Frame Shed	2001	120	C 100	918	Avg.	89%	100%	100%	817
Frame Garage	2007	576	B 100	23,709	Avg.	92%	100%	100%	21,812
1,188 SFLA						Outbuilding Total			23,064

Accpt Land	47,300	**Accepted Bldg**	84,700	**Total**	132,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/09/2011
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4382P251		
Reference 2	U-01-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.20	Acres-HS Size Adj	13,750.00	2,750	100%		2,750
Total Acres 0.20				Land Total		140,250

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	898 Sqft	Grade B 100	Base	206,523
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	Full Finished			Attic	16,101
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,666
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	Old Type	Above Average	Typical	223,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	167,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1924	180	B 100	20,460	Avg+	75%	100%	100%	15,345
ONE STORY FRAME	1924	135	B 100	12,180	Avg+	75%	100%	100%	9,135
1.25 ST GARAGE..	1924	552	B 100	35,374	Avg+	75%	100%	100%	26,530
2,201 SFLA						Outbuilding Total			51,010

Accpt Land	140,300	**Accepted Bldg**	218,900	**Total**	359,200

Map/Lot: U01-002
Account: 1124 Card: 1 of 1 Location: 41 WASHINGTON STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public WaterAll Public
Street	Paved

Sale Data

Sale Date	11/30/2020
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3382P0093 (10/04)		
Reference 2	U-01-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.52	Acres-HS Size Adj	13,750.00	7,150	100%		7,150
Total Acres 0.52				Land Total		144,650

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	532 Sqft	Grade B 100	Base	103,458
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry None	Basement	-7,602
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Minimal			Insulation	-1,629
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1799	0	TYPICAL	TYPICAL	Below Average	Typical	104,832

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	59,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	260	B 100	23,458	Avg-	57%	100%	100%	13,371
1.50 ST BARN....	1900	480	B 100	30,635	Fair	42%	100%	100%	12,867
Wood Deck	2000	36	C 100	646	Avg.	89%	100%	100%	575
1,058 SFLA						Outbuilding Total			26,813

Accpt Land	144,700	**Accepted Bldg**	86,600	**Total**	231,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/06/2017
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3028P0276 (04/03)		
Reference 2	R-03-082/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.22	Acres-Rear Land 1-10	2,500.00	550	100%		550
Total Acres 1.22				Land Total		39,050

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,800 Sqft	Grade B 95	Base	234,620
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-26,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	216,198

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	95%	100%	180,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR 3,228 SFLA	2003	952	C 100	94,094	Avg.	90%	80%	100%	67,748
						Outbuilding Total			67,748

Accpt Land	39,100	**Accepted Bldg**	248,500	**Total**	287,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/20/2015
Sale Price	168,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3649P049 (03/06)		
Reference 2	R-05-101/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.30	Acres-Rear Land 1-10	2,500.00	5,750	100%		5,750
Total Acres 3.30					Land Total	50,438

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	753 Sqft	Grade B 95	Base	161,291
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	168,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	129,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	700	B 95	26,381	Avg.	77%	100%	100%	20,313
Open Frame Porch	1970	68	B 95	2,194	Avg.	77%	100%	100%	1,689
Frame Garage	1970	1296	C 100	41,119	Avg.	74%	100%	100%	30,428
1,506 SFLA							Outbuilding Total		52,430

Accpt Land	50,400	**Accepted Bldg**	182,000	**Total**	232,400

Map/Lot: U13-031
Account: 1720 Card: 1 of 1 Location: 18 BARNES ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	05/02/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3663P0308 B3999P0186		
Reference 2	U-13-031/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	95%	Access	35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
8.43	Acres-Rear Land 1-10	2,500.00	21,075	100%		21,075
Total Acres 9.43					Land Total	60,450

Dwelling Description **Replacement Cost New**

Other	One & 1/2 Story	720 Sqft	Grade C 105	Base	104,598
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-12,748
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,548
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	84,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	77,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	240	C 105	6,680	Avg.	92%	100%	100%	6,146
Frame Shed	2011	384	C 100	2,938	Avg.	92%	100%	100%	2,703
Frame Shed	2012	192	C 100	1,469	Avg.	92%	100%	100%	1,351
Frame Shed	2012	64	C 100	490	Avg.	92%	100%	100%	451
Frame Shed	2012	96	C 100	735	Avg.	92%	100%	100%	676
1,080 SFLA							Outbuilding Total		11,327

Accpt Land 60,500 **Accepted Bldg** 88,900 **Total** 149,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/23/2020
Sale Price	244,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1310P0177		
Reference 2	R-03-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	52,750

Dwelling Description

Multi Family	Two Story	1,000 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	194,725
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	202,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	168,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1985	40	B 95	3,428	Avg.	83%	100%	100%	2,845
1 Story/BASEMENT	1985	160	B 95	16,188	Avg.	83%	100%	100%	13,436
Wood Deck	1985	260	B 95	3,826	Avg.	83%	100%	100%	3,176
Wood Deck	1985	40	B 95	762	Avg.	83%	100%	100%	632
2,200 SFLA							Outbuilding Total		20,089

Accpt Land	52,800	**Accepted Bldg**	188,100	**Total**	240,900

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1261P0032
Reference 2	R-02-015/A0 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.30	Acres-Rear Land 1-10	2,500.00	5,750	100%		5,750
Total Acres 3.30					Land Total	55,250

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade B 95	Base	122,677
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Good	Typical	130,434

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	117,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1979	36	B 95	2,098	Good	90%	100%	100%	1,888
Wood Deck	1979	120	B 95	1,876	Good	90%	100%	100%	1,688
Frame Shed	1979	96	C 100	735	Avg.	78%	100%	100%	573
2 & 1/2 STORY FR	2001	672	C 100	100,154	Avg.	89%	100%	100%	89,137
Wood Deck	2000	48	B 95	874	Good	90%	100%	100%	787
2,640 SFLA							Outbuilding Total		94,073

Accpt Land	55,300	Accepted Bldg	211,500	Total	266,800

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/19/2017
Sale Price	550,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2990P0091 (01/03)		
Reference 2	U-01-034/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	80%		181,300
0.20	Acres-Commercial Size Adj	11,875.00	2,375	100%		2,375
Total Acres 0.20					Land Total	183,675

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade B 100	Base	231,821
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water BB	Cooling	0% None	Heat	-6,173
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,532
Attic	Floor & Stairs			Attic	2,469
FirePlaces	7			Fireplace	22,105
Insulation	None			Insulation	-4,115
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1785	0	TYPICAL	Old Type	Average	Typical	252,639

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	164,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1875	564	B 100	50,884	Avg.	65%	100%	100%	33,075
Finished Attic	1875	564	B 100	13,021	Avg.	65%	100%	100%	8,464
Open Frame Porch	1875	192	B 100	5,919	Avg.	65%	100%	100%	3,847
Encl Frame Porch	1875	96	B 100	5,024	Avg.	65%	100%	100%	3,266
1S AD/GAR.....	1875	600	C 100	50,948	Avg.	65%	100%	100%	33,116
2,806 SFLA							Outbuilding Total		81,768

Accpt Land	183,700	**Accepted Bldg**	246,000	**Total**	429,700

Map/Lot: U21-009-001-B11
Account: 2344 Card: 1 of 1 Location: 96 CHEWONKI NECK RD UNIT B11

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/31/2018
Sale Price	29,900
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0033 (06/04)		
Reference 2	HANGAR UNIT B11		
Tran/Land/Bldg	8 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				31,400
							Outbuilding Total		31,400

Accpt Land	0	**Accepted Bldg**	31,400	**Total**	31,400

Map/Lot: R03-063-ON
Account: 2629 Card: 1 of 1 Location: 19 SUKEFORTH DRIVE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2013	14X66	B 100	122,760	Avg.	90%	50%	100%	55,242
SLAB.....	2015	924	C 100	2,888	Avg.	92%	100%	100%	2,657
Frame Shed	1	240	D 100	1,579	Fair	42%	0%	100%	0
Frame Shed	1	120	D 100	789	Fair	42%	1%	100%	3
924 SFLA							Outbuilding Total		57,902

Accpt Land 0 **Accepted Bldg** 57,900 **Total** 57,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/13/2023
Sale Price	852,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4422P0279		
Reference 2	R-05-128/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	80%	Topography	150,000
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
9.10	Acres-Rear Land 1-10	2,500.00	22,750	100%		22,750
Total Acres 10.10					Land Total	191,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	177,882

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	144,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	368	B 95	5,332	Avg.	81%	100%	100%	4,319
BSMT ENTRY.....	1980	96	B 95	1,604	Avg.	81%	100%	100%	1,299
1.50 ST GARAGE..	1998	864	A 100	84,028	Good	95%	100%	100%	79,827
APT	1998	432	D 100	24,715	Avg-	78%	100%	100%	19,278
Encl Frame Porch	2006	169	B 95	8,028	Avg.	81%	100%	100%	6,503
Wood Deck	1980	247	B 95	3,645	Avg.	81%	100%	100%	2,952
1,764 SFLA							Outbuilding Total		114,178

Accpt Land	191,500	**Accepted Bldg**	258,300	**Total**	449,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/10/2014
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4799P0087		
Reference 2	U-03-022/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.84	Acres-HS Size Adj	13,750.00	11,550	100%		11,550
Total Acres 0.84				Land Total		149,050

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	903 Sqft	Grade B 100	Base	162,834
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1857	0	TYPICAL	TYPICAL	Average	Typical	167,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	109,026

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1857	136	C 100	10,669	Avg.	65%	100%	100%	6,935
1.25 ST GARAGE..	1945	408	B 100	27,410	Avg.	65%	100%	100%	17,817
Patio	1962	420	C 100	4,204	Avg.	70%	100%	100%	2,943
Open Frame Porch	1857	7	B 100	534	Avg.	65%	100%	100%	347
1,490 SFLA						Outbuilding Total			28,042

Accpt Land	149,100	**Accepted Bldg**	137,100	**Total**	286,200

Map/Lot: R03-043-004
Account: 370 Card: 1 of 1 Location: 10 WEST VIEW ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/23/2021
Sale Price	266,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2403P0108		
Reference 2	R-03-043/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.06	Acres-Rear Land 1-10	2,500.00	150	100%		150
Total Acres 1.06				Land Total		49,650

Dwelling Description

Ranch	One Story	936 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	114,957
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	2002	TYPICAL	TYPICAL	Average	Typical	111,904

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	95,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	480	C 100	17,884	Avg.	90%	100%	100%	16,096
ONE STORY FRAME	2002	576	C 100	45,188	Avg.	90%	100%	100%	40,669
Frame Shed	2003	100	C 100	765	Avg.	90%	100%	100%	688
Wood Deck	2003	288	C 100	3,860	Avg.	90%	100%	100%	3,474
1,512 SFLA						Outbuilding Total			60,927

Accpt Land	49,700	**Accepted Bldg**	156,000	**Total**	205,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/21/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4702P0283		
Reference 2	R-03-034/00 SER#12232317		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Topography	40,500
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92					Land Total	44,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1998	14X66	D 100	80,784	Fair	51%	25%	100%	10,311
SLAB.....	1998	924	D 100	2,484	Avg-	78%	100%	100%	1,938
Wood Deck	1998	144	D 100	1,740	Avg.	88%	100%	100%	1,531
924 SFLA							Outbuilding Total		13,780

Accpt Land	44,600	**Accepted Bldg**	13,800	**Total**	58,400

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/05/2001
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2686P0244 06/01		
Reference 2	R-1-035/A		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.01	Acres-Rear Land 1-10	2,500.00	10,025	100%		10,025
Total Acres 5.01				Land Total		59,525

Accpt Land	59,500	**Accepted Bldg**	0	**Total**	59,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1011P0043
Reference 2	U-22-006/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Homesite Value	45,000.00	45,000	100%		0
0.00	Acres-HS Size Adj	4,500.00	4,500	100%		0
0.00	Acres-Rear Land 1-10	2,500.00	10,025	100%		0
Total Acres 0.00				Land Total		0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0671P0262
Reference 2	U-22-007/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.63	Acres-Rear Land 1-10	2,500.00	9,075	100%		9,075
Total Acres 4.63					Land Total	54,450

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,092 Sqft	Grade B 95	Base	196,559
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	203,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	154,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1968	528	C 100	19,250	Avg.	73%	100%	100%	14,052
ONE STORY FRAME	2002	288	B 95	24,684	Avg.	90%	100%	100%	22,216
AB.GR. POOL.....	1968	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2003	564	C 100	7,379	Avg.	90%	100%	100%	6,641
Frame Garage	2006	392	C 100	15,378	Avg.	92%	90%	100%	12,733
ONE STORY FRAME	2009	90	C 100	7,060	Avg.	92%	100%	100%	6,495
2,289 SFLA							Outbuilding Total		63,375

Accpt Land	54,500	Accepted Bldg	218,100	Total	272,600

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2022			- - - - S O U N D V A L U E - - - -					4,200
							Outbuilding Total		4,200

Accpt Land	0	**Accepted Bldg**	4,200	**Total**	4,200

Map/Lot: U23-014-E
Account: 1908 Card: 1 of 1 Location: 294 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/02/2003
Sale Price	132,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3072P0301 B4037P0264		
Reference 2	U-23-014/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03				Land Total		41,325

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 105	Base	146,539
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	146,539

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	126,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	234	C 105	3,330	Avg.	86%	100%	100%	2,864
Wood Deck	1992	40	C 105	732	Avg.	86%	100%	100%	630
SOLAR PANELS	2023	16	C 100	800	Avg.	92%	100%	100%	736
1,512 SFLA						Outbuilding Total			4,230

Accpt Land	41,300	**Accepted Bldg**	130,300	**Total**	171,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/19/2008
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4053P0209		
Reference 2	U-04-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.63	Acres-Rear Land 1-10	2,500.00	6,575	100%		6,575
Total Acres 3.63					Land Total	45,075

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade B 95	Base	127,058
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Average	Typical	124,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	81,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	320	B 95	32,378	Avg.	65%	100%	100%	21,046
Finished Attic	1880	320	B 95	7,018	Avg.	65%	100%	100%	4,562
Open Frame Porch	1880	120	B 95	3,631	Avg.	65%	100%	100%	2,360
Frame Garage	1940	660	C 100	23,009	Avg.	65%	100%	100%	14,956
Frame Shed	1970	480	C 100	3,672	Avg.	74%	100%	100%	2,717
1,708 SFLA							Outbuilding Total		45,641

Accpt Land	45,100	**Accepted Bldg**	126,600	**Total**	171,700

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/08/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1187P0057 B4125P0314		
Reference 2	U-09-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15				Land Total		62,875

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,260 Sqft	Grade C 105	Base	154,750
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,818
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Average	Typical	164,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	111,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1947	436	C 100	5,746	Poor	25%	100%	100%	1,436
Encl Frame Porch	1947	168	C 100	7,308	Avg.	65%	100%	100%	4,750
Frame Garage	1947	528	C 100	19,250	Avg.	65%	100%	100%	12,512
1,260 SFLA						Outbuilding Total			18,698

Accpt Land	62,900	**Accepted Bldg**	130,400	**Total**	193,300

Map/Lot: U20-005-A
Account: 2623 Card: 1 of 1 Location: 163 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/31/2019
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00				Land Total		45,375

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,565
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Below Average	Inadeq.	102,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	74%	100%	61,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2006	312	D 100	21,050	Avg-	82%	75%	100%	12,946
Wood Deck	2016	288	C 100	3,860	Avg.	92%	100%	100%	3,551
1,992 SFLA						Outbuilding Total			16,497

Accpt Land	45,400	Accepted Bldg	78,000	Total	123,400

Name: MCLEOD(TRUSTEE), KEITH L
MCLEOD(TRUSTEE), PATRICIA A
Map/Lot: U05-017-B
Account: 1481 Card: 1 of 1 Location: 52 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above StreetLevel
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1999
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2526P0221		
Reference 2	U-05-017/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.11	Acres-Rear Land 1-10	2,500.00	2,775	100%		2,775
Total Acres 2.11				Land Total		52,275

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	952 Sqft	Grade B 95	Base	189,086
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,859
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	2002	TYPICAL	TYPICAL	Average	Typical	199,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	171,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	676	B 95	25,635	Avg.	90%	100%	100%	23,072
Open Frame Porch	2002	340	B 95	9,716	Avg.	90%	100%	100%	8,744
ONE STORY FRAME	2002	676	B 100	60,988	Avg.	90%	100%	100%	54,889
Wood Deck	2007	384	C 100	5,084	Avg.	92%	100%	100%	4,677
Wood Deck	2007	24	C 100	494	Avg.	92%	100%	100%	454
2,580 SFLA						Outbuilding Total			91,836

Accpt Land	52,300	**Accepted Bldg**	263,800	**Total**	316,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/23/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4716P0102		
Reference 2	R-01-028/C		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	95%		42,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		47,250

Dwelling Description				**Replacement Cost New**	
Conventional	One Story	640 Sqft	Grade C 100	Base	69,869
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	69,869

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	57,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	192	D 100	12,954	Avg.	81%	100%	100%	10,493
Encl Frame Porch	1985	16	C 100	1,104	Avg.	83%	100%	100%	916
Wood Deck	1985	128	C 100	1,820	Avg.	83%	100%	100%	1,511
832 SFLA						Outbuilding Total			12,920

Accpt Land	47,300	**Accepted Bldg**	70,900	**Total**	118,200

Map/Lot: U05-017-B ON
Account: 2784 Card: 1 of 1 Location: 52 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2023			- - - - S O U N D V A L U E - - - -					10,300
							Outbuilding Total		10,300

Accpt Land	0	**Accepted Bldg**	10,300	**Total**	10,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	Per owner info, unregister deed and
Reference 2	registered survey
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.70	Acres-Rear Land 1-10	2,500.00	6,750	100%		6,750
Total Acres 3.70					Land Total	56,250

Dwelling Description **Replacement Cost New**

Cottage/Camp	One Story	528 Sqft	Grade D 100	Base	51,596
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-7,657
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,022
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	40,917

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	75%	100%	28,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2022			- - - - S O U N D V A L U E - - - -					500
528 SFLA							Outbuilding Total		500

Accpt Land		Accepted Bldg		Total
	56,300		28,700	85,000

Map/Lot: R04-002-D
Account: 479 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/16/2020
Sale Price	43,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2809P0045 B4777P0283		
Reference 2	R-04-002/D0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50				Land Total		53,250

Accpt Land 53,300 **Accepted Bldg** 0 **Total** 53,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/23/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2111P0128 B4290P0128 B4527P0003		
Reference 2	0206-029/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
8.87	Acres-Rear Land 1-10	2,500.00	22,175	100%		22,175
Total Acres 9.87					Land Total	60,675

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,176 Sqft	Grade B 105	Base	229,374
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	244,808

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	190,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1973	416	B 105	46,520	Avg.	78%	100%	100%	36,286
Unfinished Attic	1973	416	B 105	2,738	Avg.	78%	100%	100%	2,136
Frame Garage	1973	624	B 105	26,545	Avg.	78%	100%	100%	20,705
1.75 ST BARN....	1973	1728	C 100	101,655	Avg.	75%	100%	100%	76,241
2,474 SFLA							Outbuilding Total		135,368

Accpt Land	60,700	Accepted Bldg	326,300	Total	387,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1092P0005
Reference 2	R-06-033/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%	Access	10,000
Total Acres 4.00					Land Total	10,000

Accpt Land	10,000	**Accepted Bldg**	0	**Total**	10,000

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B2653P0267
Reference 2	R-01-041/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Access	4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.73	Acres-Rear Land 11-20	1,250.00	4,663	100%		4,663
Total Acres 14.73					Land Total	79,163

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	190,989
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,803
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Above Average	Typical	208,691

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	189,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	120	C 100	1,718	Avg.	90%	100%	100%	1,546
1 Story/BASEMENT	2003	128	C 110	13,040	Avg.	90%	100%	100%	11,736
1.50 ST GARAGE..	2003	896	C 110	71,361	Avg.	90%	100%	100%	64,225
Frame Shed	2005	26	D 100	171	Fair	71%	100%	100%	121
Open Frame Porch	2005	80	B 100	2,658	Avg+	91%	100%	100%	2,419
1,892 SFLA							Outbuilding Total		80,047

Accpt Land	79,200	**Accepted Bldg**	270,000	**Total**	349,200

Map/Lot: R02-030
Account: 237 Card: 1 of 1 Location: 401 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1994
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1951P0161		
Reference 2	R-02-030/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.67	Acres-Rear Land 1-10	2,500.00	6,675	100%		6,675
Total Acres 3.67				Land Total		56,175

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 105	Base	142,254
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-2,264
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	149,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	104,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1975	600	C 100	21,300	Avg.	76%	100%	100%	16,188
1.25 ST SHED....	1975	555	C 100	4,510	Avg.	76%	100%	100%	3,428
1,296 SFLA						Outbuilding Total			19,616

Accpt Land	56,200	**Accepted Bldg**	124,400	**Total**	180,600

Map/Lot: R06-019-001
Account: 2032 Card: 1 of 1 Location: 257 GARDINER ROAD

Neighborhood	RURAL WEST				
Zoning/Use	RURAL				
Topography	Level				
Utilities	Public WaterPublic Sewer				
Street	Paved				
Reference 1	B0000P0000				
Reference 2	R-06-019/01				
Tran/Land/Bldg	1 1 3				
FARM LAND	0	OPEN SPACE	0		
Exemption(s)		Land Schedule	103		

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	B0614P0015
Reference 2	R-06-019/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	10 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	125%		5,625
0.38	Acres-Rear Land 1-10	2,500.00	950	125%		1,188
Total Acres 1.38				Land Total		51,813

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CHURCH AV.....	1967	2160	C 90	361,293	Avg.	72%	100%	100%	260,131
FIN. BASEMENT	1967	2126	D 100	97,678	Avg.	72%	100%	100%	70,328
PAVING.....	1980	30000	C 100	63,600	Avg.	79%	100%	100%	50,244
Wood Deck	2008	64	C 100	1,004	Avg.	92%	100%	100%	924
						Outbuilding Total			381,627

Accpt Land	51,800	**Accepted Bldg**	381,600	**Total**	433,400

Map/Lot: U11-003-A
Account: 1637 Card: 1 of 1 Location: 326 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Below Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/18/2003
Sale Price	76,001
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3092P0231 (06/03)
Reference 2	U-11-003/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial 1-20	15,875.00	15,875	100%		15,875
Total Acres 2.00				Land Total		174,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 100	Base	89,832
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Below Average	Typical	89,832

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	66,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	144	C 100	11,296	Avg-	72%	100%	100%	8,133
Wood Deck	1985	144	C 100	2,024	Avg.	81%	100%	100%	1,639
Frame Shed	1985	80	D 100	526	Avg.	81%	100%	100%	426
Frame Shed	1985	80	D 100	526	Avg.	81%	100%	100%	426
1.75 ST SHED....	1985	100	C 100	938	Avg.	81%	100%	100%	760
Frame Shed	1985	144	C 100	1,101	Avg-	74%	100%	100%	815
Frame Shed	2016	1152	E 100	6,521	Avg.	92%	75%	100%	4,499
Canopy	2020	288	E 100	2,751	Avg.	92%	100%	100%	2,531
912 SFLA						Outbuilding Total			19,229

Accpt Land 174,300 **Accepted Bldg** 85,700 **Total** 260,000

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1285P0071
Reference 2	R-09-007/06 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	6 50 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
0.90	Acres-Waterfront Rear	16,250.00	14,625	100%		14,625
Total Acres 1.90					Land Total	289,625

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	988 Sqft	Grade B 100	Base	187,199
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-6,617
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	188,747

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	156,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	112	B 100	11,929	Avg.	83%	100%	100%	9,901
1SFr Overhang	1985	60	B 100	5,414	Avg.	83%	100%	100%	4,494
Wood Deck	1985	236	C 100	3,196	Avg.	83%	100%	100%	2,653
Frame Garage	1985	432	B 100	18,994	Avg.	83%	100%	100%	15,765
Wood Deck	2006	32	C 100	595	Avg.	83%	100%	100%	494
Frame Shed	2015	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,901 SFLA							Outbuilding Total		34,658

Accpt Land	289,600	Accepted Bldg	191,300	Total	480,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/22/2007
Sale Price	185,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3827P0097		
Reference 2	U-01-012/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.17	Acres-HS Size Adj	13,750.00	2,338	100%		2,338
Total Acres 0.17				Land Total		139,838

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	660 Sqft	Grade B 100	Base	146,613
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,358
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	2007	TYPICAL	Old Type	Average	Typical	144,255

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	93,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1870	117	B 100	10,555	Avg.	65%	100%	100%	6,861
Frame Shed	1992	80	D 100	526	Avg.	85%	100%	100%	447
TWO STORY FRAME	1990	336	B 100	49,405	Avg.	84%	100%	100%	41,500
Finished Attic	2007	165	B 100	3,810	Avg.	92%	100%	100%	3,505
2,505 SFLA						Outbuilding Total			52,313

Accpt Land	139,800	**Accepted Bldg**	146,100	**Total**	285,900

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/05/2010
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4339P0206		
Reference 2	R-09-008/07 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00				Land Total		256,875

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	988 Sqft	Grade B 100	Base	205,919
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	GOOD	Average	Typical	221,423

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	179,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	208	B 100	18,765	Avg.	81%	100%	100%	15,200
Wood Deck	1979	96	B 100	1,622	Avg.	81%	100%	100%	1,314
Open Frame Porch	1979	52	B 100	1,842	Avg.	81%	100%	100%	1,492
Frame Garage	1979	576	B 100	23,709	Avg.	81%	100%	100%	19,204
Wood Deck	2012	112	B 100	1,858	Avg.	81%	100%	100%	1,505
1,937 SFLA						Outbuilding Total			38,715

Accpt Land	256,900	**Accepted Bldg**	218,100	**Total**	475,000

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL C
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1587P0191
Reference 2	U-09-006/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.12	Acres-Rear Land 1-10	2,500.00	15,300	100%		15,300
Total Acres 6.12				Land Total		15,300

Accpt Land 15,300 **Accepted Bldg** 0 **Total** 15,300

Name: MENGHINI(TRUSTEE), JOHN PAUL
MENGHINI(TRUSTEE), DONNA
Map/Lot: R09-007-008
Account: 1109 Card: 1 of 1 Location: 185 YOUNG'S POINT ROAD

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/20/2019
Sale Price	750,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4074P0285		
Reference 2	R-09-007/08 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
0.82	Acres-Waterfront Rear	16,250.00	13,325	100%		13,325
Total Acres 1.82				Land Total		288,325

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	One & 3/4 Story	1,646 Sqft	Grade B 110	Base	369,966
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	976 Sqft, Grade C	Basement Gar	None	Fin Bsmt	54,328
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	14,370
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,780
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	449,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	417,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	1027	C 100	13,281	Avg+	93%	100%	100%	12,351
2S Fr Bay Window	1994	105	B 110	16,982	Avg+	92%	100%	100%	15,623
Wood Deck	1994	96	C 100	1,411	Avg+	93%	100%	100%	1,312
Frame Garage	1994	750	B 110	32,349	Avg+	92%	100%	100%	29,761
Open Frame Porch	1994	90	B 110	3,245	Avg+	92%	100%	100%	2,985
1 Story/BASEMENT	1994	112	B 110	13,121	Avg+	92%	100%	100%	12,071
FLOAT & RAMP....	2004	277	C 100	5,300	Avg.	91%	50%	100%	2,412
Frame Garage	2021	180	C 100	9,341	Avg.	92%	100%	100%	8,594
Wood Deck	2021	108	C 100	1,565	Avg.	92%	100%	100%	1,440
Frame Shed	2021	120	C 100	918	Avg.	92%	100%	100%	845
3,202 SFLA						Outbuilding Total			87,394

Accpt Land	288,300	Accepted Bldg	505,400	Total	793,700

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/04/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1639P0100 B3940P0035 B3963P0312		
Reference 2	R-05-058/F0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Dwelling Description — **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-11,928
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	104,622

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	96,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2008	140	C 100	1,972	Avg.	92%	100%	100%	1,814
1 STORY GARAGE..	2008	576	C 100	20,616	Avg.	92%	100%	100%	18,967
960 SFLA						Outbuilding Total			20,781

Accpt Land	50,600	**Accepted Bldg**	117,000	**Total**	167,600

Name: MERRY, TIMOTHY A (J/T)
MERRY, LORIE A
Map/Lot: U10-003
Account: 1603 Card: 1 of 1 Location: 3 OLD COUNTY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/01/1997
Sale Price	13,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2613P0003		
Reference 2	U-10-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700
Total Acres 1.28				Land Total		46,075

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	588 Sqft, Grade C	Basement Gar	None	Fin Bsmt	32,730
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	180,145

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	160,329

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	568	C 100	7,430	Avg.	90%	100%	100%	6,687
1,176 SFLA						Outbuilding Total			6,687

Accpt Land	46,100	**Accepted Bldg**	167,000	**Total**	213,100

Map/Lot: U06-008
Account: 1511 Card: 1 of 1 Location: 83 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/1994
Sale Price	46,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1982P0317		
Reference 2	U-06-008/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.29	Acres-HS Size Adj	4,500.00	1,305	100%		1,305
Total Acres 0.29					Land Total	46,305

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	70	C 100	1,080	Avg.	84%	100%	100%	907
14' Mobile Home	1991	14X76	C 100	120,960	Avg.	60%	50%	100%	36,000
1,064 SFLA								Outbuilding Total	36,907

Accpt Land	46,300	**Bldg Override**	37,100	**Total**	83,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/20/2020
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4419P0088		
Reference 2	R-05-091/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.30	Acres-Rear Land 1-10	2,500.00	5,750	100%		5,750
Total Acres 3.30					Land Total	53,875

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade B 95	Base	137,048
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Above Average	Inadeq.	140,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	99%	100%	119,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1974	415	B 95	41,989	Avg+	86%	100%	100%	36,111
Wood Deck	1974	280	B 95	4,105	Avg+	86%	100%	100%	3,530
Swimming Pool	1974	1	C 100	7,224	Avg.	99%	100%	100%	7,152
1.75 ST GARAGE..	1974	768	C 100	67,056	Avg.	76%	100%	100%	50,963
Frame Shed	1974	96	C 100	735	Avg.	76%	100%	100%	559
1,639 SFLA							Outbuilding Total		98,315

Accpt Land	53,900	Accepted Bldg	217,600	Total	271,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public SewerSeptic System
Street	Paved

Sale Data

Sale Date	11/28/2022
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	nn		
Reference 2	U-23-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.09	Acres-Rear Land 1-10	2,500.00	2,725	100%		2,725
0.50	# -Site Improvement	.00		100%		0
Total Acres 2.09				Land Total		43,975

Dwelling Description **Replacement Cost New**

Ranch	One Story	780 Sqft	Grade C 100	Base	91,236
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,807
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	87,429

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	80,435

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2023	48	C 100	800	Avg.	92%	100%	100%	736
Wood Deck	2023	240	C 100	3,248	Avg.	92%	100%	100%	2,988
Frame Shed	2023			- - - - S O U N D V A L U E - - - -					3,000
780 SFLA						Outbuilding Total			6,724

Accpt Land	44,000	**Accepted Bldg**	87,200	**Total**	131,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/21/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1419P0288		
Reference 2	U-10-020/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.24	Acres-HS Size Adj	4,125.00	990	100%		990
Total Acres 0.24				Land Total		42,240

Dwelling Description

				Replacement Cost New	
Conventional	One Story	770 Sqft	Grade D 100	Base	71,555
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-4,114
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,175
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	66,266

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	65%	100%	100%	43,073

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	336	C 100	13,782	Avg.	65%	100%	100%	8,958
770 SFLA						Outbuilding Total			8,958

Accpt Land	42,200	**Accepted Bldg**	52,000	**Total**	94,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/29/2024
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4017P0171		
Reference 2	R01-29-A		
Tran/Land/Bldg	0 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,952
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	98,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	90,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2009	105	D 100	1,312	Avg.	92%	100%	100%	1,207
Wood Deck	2009	160	D 100	1,916	Avg-	82%	100%	100%	1,571
Frame Shed	2000	80	D 100	526	Fair	68%	100%	100%	358
Frame Shed	2016	280	D 100	1,842	Avg.	92%	100%	100%	1,695
1,568 SFLA						Outbuilding Total			4,831

Accpt Land	49,500	**Accepted Bldg**	95,300	**Total**	144,800

Map/Lot: U09-020
Account: 1594 Card: 1 of 1 Location: 176 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/13/2016
Sale Price	91,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2904P0206 B4292P0114		
Reference 2	U-09-020/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.87	Acres-HS Size Adj	6,250.00	5,438	100%		5,438
Total Acres 0.87				Land Total		61,688

Dwelling Description **Replacement Cost New**

Ranch	One Story	948 Sqft	Grade C 95	Base	105,342
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-11,989
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	93,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	62,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1945	300	C 100	4,012	Avg.	65%	100%	100%	2,608
Open Frame Porch	1945	40	C 100	1,299	Avg.	65%	100%	100%	844
Frame Shed	1945	48	C 100	368	Avg.	65%	100%	100%	239
Frame Garage	1945	576	C 100	20,616	Avg.	65%	100%	100%	13,400
948 SFLA						Outbuilding Total			17,091

Accpt Land	61,700	**Accepted Bldg**	79,600	**Total**	141,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/08/2006
Sale Price	116,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3688P0062 B3696P0203		
Reference 2	U-13-012/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18				Land Total		41,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X48	B 100	96,030	Avg.	77%	100%	100%	73,623
Frame Garage	2000	576	D 100	17,730	Avg-	79%	100%	100%	14,007
672 SFLA						Outbuilding Total			87,630

Accpt Land	41,700	**Accepted Bldg**	87,600	**Total**	129,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/15/2013
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4734P0001		
Reference 2	U-21-017/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00				Land Total		45,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,160 Sqft	Grade C 100	Base	178,328
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,442
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	2013	TYPICAL	TYPICAL	Good	Typical	162,886

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	90%	100%	140,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FA/1FR	1998	284	C 100	27,509	Good	96%	60%	100%	15,845
Frame Shed	1998	84	C 100	642	Good	96%	60%	100%	370
Frame Shed	1998	80	C 100	612	Avg.	88%	100%	100%	539
FIN APT/1 ST GARAGE	2004	1120	C 100	54,600	Avg.	91%	100%	100%	49,686
TWO STORY FRAME	2004	216	C 100	27,619	Avg.	91%	100%	100%	25,133
Wood Deck	2008	268	C 100	3,605	Avg.	92%	100%	100%	3,317
Wood Deck	2014	64	C 100	1,004	Avg.	92%	100%	100%	924
Wood Deck	2014	144	C 100	2,024	Avg.	92%	100%	100%	1,862
Wood Deck	2018	224	C 100	3,044	Avg.	92%	100%	100%	2,800
2,570 SFLA						Outbuilding Total			100,476

Accpt Land	45,400	**Accepted Bldg**	241,200	**Total**	286,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	06/27/2018
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00					Land Total	67,875

Accpt Land 67,900 **Accepted Bldg** 0 **Total** 67,900

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/26/2013
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4692P0042		
Reference 2	R-07-020/A1 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.58	Acres-Waterfront Rear	16,250.00	25,675	100%		25,675
Total Acres 2.58					Land Total	170,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2014	96	B 100	845	Avg.	92%	100%	100%	777
								Outbuilding Total	777

Accpt Land	170,100	**Accepted Bldg**	800	**Total**	170,900

Neighborhood	RURAL NORTH		
Zoning/Use	SHORE STREAM PRO		
Topography	Rolling		
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 10.00					Land Total	25,000

Accpt Land	25,000	**Accepted Bldg**	0	**Total**	25,000

Map/Lot: R03-033-001
Account: 353 Card: 1 of 2 Location: 488 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/10/2012
Sale Price	1,300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4558P0060		
Reference 2	R-03-033/A0 LOT 1 MORSE SUBDIVISION		
Tran/Land/Bldg	8 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
5.00	Acres-Commercial Prime	52,500.00	262,500	100%		262,500
1.80	Acres-Commercial 1-20	4,750.00	8,550	50%	Topography	4,275
Total Acres 7.80					Land Total	319,213

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1998	2176	C 100	86,610	Avg.	88%	100%	100%	76,217
APT	1998	1632	C 100	108,569	Avg.	88%	100%	100%	95,541
Open Frame Porch	1998	48	C 100	1,501	Avg.	88%	100%	100%	1,321
Open Frame Porch	1998	48	C 100	1,501	Avg.	88%	100%	100%	1,321
Wood Deck	1998	30	C 100	570	Avg.	88%	100%	100%	502
OFFICE WOOD.....	2001	280	C 100	18,627	Avg.	89%	100%	100%	16,578
GARAGE FRAME ..	2005	1125	C 100	46,504	Avg.	91%	100%	100%	42,319
APT	2017	1089	C 100	72,447	Avg.	92%	100%	100%	66,651
Wood Deck	2005	25	C 100	506	Avg.	91%	100%	100%	460
SELF STOR WAREHO	2003	5600	D 100	236,352	Avg.	90%	100%	100%	212,717
								Outbuilding Total	513,627

Accpt Land 319,200 **Accepted Bldg** 513,600 **Total** 832,800

Map/Lot: R03-033-001
Account: 353 Card: 2 of 2 Location: 488 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/10/2012
Sale Price	1,300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1747P0229		
Reference 2	R-03-033/A0 0000000000		
Tran/Land/Bldg	8 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SELF STOR WAREHO	2001	3300	D 100	139,654	Avg.	89%	100%	100%	124,292
SELF STOR WAREHO	2001	3300	D 100	139,654	Avg.	89%	100%	100%	124,292
SELF STOR WAREHO	2004	6000	D 100	253,169	Avg.	91%	100%	100%	230,384
SELF STOR WAREHO	2005	6000	D 100	253,169	Avg.	91%	100%	100%	230,384
WAREHOUSE WD....	2000	8060	D 100	322,702	Avg.	89%	100%	100%	287,205
WAREHOUSE WD....	2005	3875	D 100	155,145	Avg.	91%	100%	100%	141,182
PAVING.....	1998	5000	C 100	10,600	Avg.	88%	50%	100%	4,664
Wood Deck	2017	32	C 100	595	Avg.	92%	100%	100%	547
Wood Deck	2017	75	C 100	1,144	Avg.	92%	100%	100%	1,052
							Outbuilding Total		1,144,002

Accpt Land	0	**Accepted Bldg**	1,144,000	**Total**	1,144,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	319,200	513,600	832,800	319,200	513,600	832,800
2	0	1,144,000	1,144,000	0	1,144,000	1,144,000
TOTAL	319,200	1,657,600	1,976,800	319,200	1,657,600	1,976,800

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/02/2009
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4150P0246		
Reference 2	U-15-001/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
5.00	Acres-Commercial 1-20	15,875.00	79,375	100%		79,375
Total Acres 6.00				Land Total		237,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1979	1250	C 100	125,464	Good	89%	100%	100%	111,663
OFFICE WOOD.....	1979	938	C 100	62,401	Good	89%	100%	100%	55,537
Open Frame Porch	2009	400	C 100	10,411	Avg.	92%	100%	100%	9,578
Wood Deck	2009	96	C 100	1,411	Avg.	92%	100%	100%	1,298
PAVING.....	1979	5800	C 100	12,296	Avg.	78%	100%	100%	9,591
CONCRETE SIGN	2010	1	C 100	2,120	Avg.	92%	100%	100%	1,950
OFFICE WOOD.....	2015	960	C 100	63,865	Avg.	92%	100%	100%	58,756
								Outbuilding Total	248,373

Accpt Land	237,800	**Accepted Bldg**	248,400	**Total**	486,200

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2007
Sale Price	78,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3929P0299		
Reference 2	R-3-85-D LOT G HUNT MILL PLAN		
Tran/Land/Bldg	0 3 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	47,687.50	47,688	100%		47,688
1.00	Acres-Industrial Size Adj	4,750.00	4,750	100%		4,750
1.78	Acres-Industrial 1-20	4,750.00	8,455	100%		8,455
Total Acres 2.78					Land Total	60,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2008	1100	B 100	9,678	Avg.	92%	100%	100%	8,904
Frame Shed	2008	900	B 100	7,918	Avg.	92%	100%	100%	7,285
Frame Shed	2008	540	B 100	4,751	Avg.	92%	100%	100%	4,371
Frame Shed	2008	656	B 100	5,771	Avg.	92%	100%	100%	5,309
Frame Shed	1940	2040	B 100	17,948	Avg.	65%	100%	100%	11,666
								Outbuilding Total	37,535

Accpt Land	60,900	**Accepted Bldg**	37,500	**Total**	98,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1234P0267
Reference 2	R-03-043/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.94	Acres-HS Size Adj	4,500.00	4,230	100%		4,230
Total Acres 0.94					Land Total	49,230

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,192 Sqft	Grade A 105	Base	196,174
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,996
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	200,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	158,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	280	A 105	5,286	Avg.	79%	100%	100%	4,176
Wood Deck	1975	52	A 105	1,196	Avg.	79%	100%	100%	945
Frame Shed	2016	256	C 100	1,959	Avg.	92%	100%	100%	1,802
1,192 SFLA							Outbuilding Total		6,923

Accpt Land	49,200	Accepted Bldg	165,100	Total	214,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0614P0022
Reference 2	R-05-048/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
12.00	R 20+-Rear 20+	625.00	7,500	100%		7,500
Total Acres 33.00					Land Total	93,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,608 Sqft	Grade C 105	Base	201,440
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Below Average	Typical	201,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	66%	100%	95%	126,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1963	240	C 105	3,410	Avg-	66%	100%	95%	2,138
Open Frame Porch	1963	12	C 105	620	Avg-	66%	100%	95%	389
1,608 SFLA							Outbuilding Total		2,527

Accpt Land	93,100	Accepted Bldg	128,800	Total	221,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2283P0118
Reference 2	R-05-107/01 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38				Land Total		45,638

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-7,052
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	98,090

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	90,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	2001	896	C 100	44,604	Avg.	89%	100%	100%	39,698
1,680 SFLA						Outbuilding Total			39,698

Accpt Land	45,600	Accepted Bldg	129,900	Total	175,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/01/1999
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2476P0317		
Reference 2	U-04-021/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	180%	Neighborho	85,838
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.05	Acres-Commercial Prime	52,500.00	55,125	100%		55,125
Total Acres 2.05					Land Total	145,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MEDICAL OFF... .	1999	6598	B 100	1,287,678	Avg.	88%	100%	100%	1,133,157
PAVING.....	1999	18000	C 100	38,160	Avg.	88%	50%	100%	16,790
								Outbuilding Total	1,149,947

Accpt Land	145,700	**Accepted Bldg**	1,149,900	**Total**	1,295,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/30/2008
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4067P0029
Reference 2	R-05-039/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.98	Acres-HS Size Adj	3,500.00	3,430	100%		3,430
Total Acres 0.98				Land Total		38,430

Dwelling Description **Replacement Cost New**

Modern/Contemp.	One & 3/4 Story	760 Sqft	Grade B 95	Base	134,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-11,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	127,718

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	80%	100%	95%	97,066

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	708	C 100	9,215	Avg.	85%	100%	95%	7,441
Frame Shed	1992	160	C 100	1,224	Avg.	85%	100%	95%	988
1.75 ST GARAGE..	1992	768	C 110	73,761	Avg.	85%	100%	95%	59,562
1,330 SFLA						Outbuilding Total			67,991

Accpt Land	38,400	**Accepted Bldg**	165,100	**Total**	203,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/30/2018
Sale Price	14,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3446P0209 (03/05)		
Reference 2	R-3-57/A		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.25	Acres-Rear Land 1-10	2,500.00	3,125	100%		3,125
Total Acres 2.25				Land Total		52,625

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,512 Sqft	Grade D 100	Base	108,641
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	94,994

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	87,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	576	C 100	20,616	Avg.	92%	100%	100%	18,967
Wood Deck	2020	136	D 100	1,652	Avg.	92%	100%	100%	1,520
1,512 SFLA						Outbuilding Total			20,487

Accpt Land	52,600	**Accepted Bldg**	107,900	**Total**	160,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	01/31/2006
Sale Price	83,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3629P0158 B4180P0007		
Reference 2	R-07-086/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.72	Acres-HS Size Adj	3,750.00	2,700	100%		2,700
Total Acres 0.72				Land Total		40,200

Dwelling Description **Replacement Cost New**

Conventional	One Story	552 Sqft	Grade D 100	Base	52,883
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	Old Type	Below Average	Typical	52,883

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	32,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	1999	576	C 100	30,932	Avg.	88%	100%	100%	27,220
Wood Deck	1999	48	D 100	688	Avg-	61%	100%	100%	420
552 SFLA						Outbuilding Total			27,640

Accpt Land	40,200	**Accepted Bldg**	59,900	**Total**	100,100

Map/Lot: U05-015
Account: 1477 Card: 1 of 1 Location: 24 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	01/17/2022
Sale Price	171,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2491P0310		
Reference 2	U-05-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.53	Acres-Rear Land 1-10	2,500.00	1,325	100%		1,325
Total Acres 1.53					Land Total	50,825

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	725 Sqft	Grade C 105	Base	122,964
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	TYPICAL	TYPICAL	Average	Typical	122,964

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	84,845

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1951	60	C 105	3,045	Avg.	69%	100%	100%	2,101
Wood Deck	1978	54	C 105	920	Avg.	69%	100%	100%	635
BSMT ENTRY.....	1951	42	C 105	675	Avg.	69%	100%	100%	466
1,269 SFLA							Outbuilding Total		3,202

Accpt Land	50,800	**Accepted Bldg**	88,000	**Total**	138,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/31/2010
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4265P0055		
Reference 2	R-05-089/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.66	Acres-HS Size Adj	4,375.00	2,888	100%		2,888
Total Acres 0.66				Land Total		46,638

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,904 Sqft	Grade D 105	Base	143,647
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-22,888
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,847
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,052
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	121,554

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	111,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2009	1904	C 100	5,950	Avg.	92%	100%	100%	5,474
1,904 SFLA						Outbuilding Total			5,474

Accpt Land	46,600	**Accepted Bldg**	117,300	**Total**	163,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/14/2021
Sale Price	33,500
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	HANGAR UNIT B9		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/22/2023
Sale Price	425,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0000P0000		
Reference 2	R-01-020/001 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.08	Acres-Rear Land 1-10	2,500.00	5,200	100%		5,200
Total Acres 3.08				Land Total		54,700

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,864 Sqft	Grade C 95	Base	207,129
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	6,745
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	213,874

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	196,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2023	96	C 100	1,411	Avg.	92%	25%	100%	324
Frame Garage	2023	864	C 100	28,818	Avg.	92%	25%	100%	6,628
Wood Deck	2016	320	C 100	4,268	Avg.	92%	100%	100%	3,927
1,864 SFLA						Outbuilding Total			10,879

Accpt Land	54,700	**Accepted Bldg**	207,600	**Total**	262,300

Map/Lot: U16-005
Account: 1755 Card: 1 of 1 Location: 632 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/12/2005
Sale Price	275,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3533P0224		
Reference 2	U-16-005/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Franchise	238,750	238,750	100%		238,750
1.00	Acres-Franchise Size Adj	23,875.00	23,875	100%		23,875
0.47	Acres-Commercial 1-20	15,875.00	7,461	100%		7,461
Total Acres 1.47				Land Total		270,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FAST FOOD	2006	2052	B 100	353,146	Exc.	99%	100%	100%	349,615
CONCRETE PLATFRM	2006	2092	B 100	14,459	Avg.	92%	100%	100%	13,302
Encl Frame Porch	2006	72	B 100	3,898	Avg+	97%	100%	100%	3,781
COOLER.....	2006	168	B 100	8,774	Avg.	92%	100%	100%	8,072
CONCRETE PLATFRM	2006	30	B 100	208	Avg.	92%	100%	100%	191
CONCRETE PLATFRM	2006	110	B 100	761	Avg.	92%	100%	100%	700
PAVING.....	2006	14000	C 100	29,680	Avg.	92%	100%	100%	27,306
						Outbuilding Total			402,967

Accpt Land	270,100	**Accepted Bldg**	403,000	**Total**	673,100

Map/Lot: R05-126-C
Account: 2025 Card: 1 of 1 Location: 136 CLARKS POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	12/11/2023
Sale Price	848,855
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3606P0063 B4004P0274		
Reference 2	R-5-126/C		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	100%		187,500
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
4.07	Acres-Rear Land 1-10	2,500.00	10,175	100%		10,175
Total Acres 5.07				Land Total		216,425

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 105	Base	200,538
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,781
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	17,147
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Above Average	Typical	221,610

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	212,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2004	352	B 105	50,431	Avg+	96%	100%	100%	48,414
1.5 Story/BSMT	2004	396	B 105	56,734	Avg+	96%	100%	100%	54,465
3/4S AD/GAR.....	2004	784	B 105	68,714	Avg+	96%	100%	100%	65,965
Open Frame Porch	2004	352	B 105	11,105	Avg+	96%	100%	100%	10,661
Wood Deck	2004	606	B 105	10,034	Avg+	96%	100%	100%	9,633
2,886 SFLA						Outbuilding Total			189,138

Accpt Land	216,400	**Accepted Bldg**	401,900	**Total**	618,300

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/20/2015
Sale Price	369,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2094P0064		
Reference 2	U-16-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	175%	Neighborho	65,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	79,375

Dwelling Description

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	259,738
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,514
Attic	Floor & Stairs			Attic	3,425
FirePlaces	1			Fireplace	8,552
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	281,229

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	247,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1998	135	C 100	12,502	Avg.	88%	100%	100%	11,002
Open Frame Porch	1998	150	C 100	4,084	Avg.	88%	100%	100%	3,594
ONE STORY FRAME	2010	280	C 100	21,966	Avg.	92%	100%	100%	20,209
1.50 ST GARAGE..	1998	728	C 100	53,501	Avg.	88%	100%	100%	47,081
Wood Deck	2014	320	A 100	5,719	Avg.	92%	100%	100%	5,261
APT	2015	1000	D 100	57,212	Avg.	92%	100%	100%	52,635
2,515 SFLA							Outbuilding Total		139,782

Accpt Land	79,400	**Accepted Bldg**	387,300	**Total**	466,700

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below StreetSteep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/26/2019
Sale Price	272,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1646P0237		
Reference 2	R-07-020/A4 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00				Land Total		160,625

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	177,347
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	189,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	161,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1989	576	B 100	23,709	Avg.	85%	100%	100%	20,153
Wood Deck	1989	336	C 100	4,471	Avg.	85%	100%	100%	3,800
1,638 SFLA						Outbuilding Total			23,953

Accpt Land	160,600	**Accepted Bldg**	185,100	**Total**	345,700

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	09/13/2023
Sale Price	288,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4833P0126		
Reference 2	U-09-025/00 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	90%	Size/Shape	50,625
0.39	Acres-HS Size Adj	6,250.00	2,438	90%	Size/Shape	2,194
Total Acres 0.39					Land Total	52,819

Dwelling Description

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	143,892
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	146,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	134,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2020	160	C 100	2,228	Avg.	92%	100%	100%	2,050
Frame Shed	2020	96	D 100	632	Avg.	92%	100%	100%	581
1,404 SFLA						Outbuilding Total			2,631

Accpt Land	52,800	**Accepted Bldg**	137,600	**Total**	190,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/14/2018
Sale Price	27,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2005P0229		
Reference 2	R-05-116/04 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00					Land Total	75,157

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	640 Sqft	Grade C 100	Base	114,073
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-7,952
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	113,221

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	104,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Finished Attic	2019	144	C 100	2,891	Avg.	92%	100%	100%	2,660
Frame Garage	2019	336	C 100	13,782	Avg.	92%	100%	100%	12,679
Open Frame Porch	2019	96	C 100	2,716	Avg.	92%	100%	100%	2,499
1,338 SFLA						Outbuilding Total			17,838

Accpt Land	75,200	**Accepted Bldg**	122,000	**Total**	197,200

Map/Lot: R02-041
Account: 274 Card: 1 of 1 Location: 32 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/06/2011
Sale Price	94,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4363P0107
Reference 2	R-02-041/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19				Land Total		49,975

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,438
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	132,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	116,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1998	144	D 100	948	Fair	67%	100%	100%	635
Wood Deck	2001	120	C 105	1,804	Avg.	88%	100%	100%	1,588
1SFr Overhang	1998	8	C 105	659	Avg.	88%	100%	100%	580
Frame Garage	2016	784	D 100	22,825	Avg.	92%	100%	100%	20,999
Open Frame Porch	2021	240	C 105	6,679	Avg.	92%	100%	100%	6,145
Canopy	2021	280	D 100	3,110	Avg.	92%	100%	100%	2,861
1,184 SFLA						Outbuilding Total			32,808

Accpt Land	50,000	Accepted Bldg	149,400	Total	199,400

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/24/2003
Sale Price	93,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3184P0063 (11/03)		
Reference 2	U-09-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.33	Acres-HS Size Adj	6,250.00	2,063	100%		2,063
Total Acres 0.33				Land Total		58,313

Dwelling Description

				Replacement Cost New	
Ranch	One Story	884 Sqft	Grade C 100	Base	103,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	103,401

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	79,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	306	C 100	4,089	Avg-	65%	100%	100%	2,658
Frame Shed	1970	80	D 100	526	Avg-	65%	100%	100%	342
884 SFLA						Outbuilding Total			3,000

Accpt Land	58,300	**Accepted Bldg**	82,600	**Total**	140,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/14/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4070P0069		
Reference 2	R-07-065/00 0000000000		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
2.40	R 20+-Rear 20+	625.00	1,500	100%		1,500
Total Acres 23.40				Land Total		80,250

Accpt Land	80,300	**Accepted Bldg**	0	**Total**	80,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/14/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4070P0067		
Reference 2			
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
15.80	R 20+-Rear 20+	625.00	9,875	100%		9,875
Total Acres 36.80					Land Total	88,625

Accpt Land	88,600	**Accepted Bldg**	0	**Total**	88,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/18/2015
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4363P0226		
Reference 2	R-02-006/D0 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	95%	Topography	42,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	48,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X70	C 100	113,130	Avg-	47%	50%	100%	26,444
Wood Deck	1990	240	D 100	2,792	Avg-	74%	100%	100%	2,066
Frame Garage	1994	576	D 100	17,730	Avg-	76%	100%	100%	13,475
Frame Shed	1990			- - - - S O U N D V A L U E - - - -					100
980 SFLA							Outbuilding Total		42,085

Accpt Land	48,500	**Accepted Bldg**	42,100	**Total**	90,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/03/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3745P0063 B3786P0252 BB3786P0255
Reference 2	R-02-024/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.51	Acres-Rear Land 1-10	2,500.00	1,275	100%		1,275
Total Acres 1.51					Land Total	50,775

Dwelling Description **Replacement Cost New**

Ranch	One Story	952 Sqft	Grade C 105	Base	116,922
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	121,602

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	100,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1997	112	C 105	5,272	Avg.	83%	100%	100%	4,376
Frame Shed	2011	192	C 100	1,469	Avg.	92%	100%	100%	1,351
Frame Garage	2020	960	C 100	31,551	Avg.	92%	100%	100%	29,027
952 SFLA							Outbuilding Total		34,754

Accpt Land	50,800	**Accepted Bldg**	135,700	**Total**	186,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/10/2021
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3959P0113		
Reference 2	R-3-19/A		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.52	Acres-Rear Land 1-10	2,500.00	3,800	100%		3,800
Total Acres 2.52				Land Total		53,300

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,344 Sqft	Grade D 100	Base	96,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,052
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	82,795

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	74,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2003	48	D 100	316	Avg.	90%	100%	100%	284
1,344 SFLA						Outbuilding Total			284

Accpt Land	53,300	**Accepted Bldg**	74,800	**Total**	128,100

Map/Lot: U21-017
Account: 1849 Card: 1 of 1 Location: 67 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/16/2020
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0614P0260		
Reference 2	U-21-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02				Land Total		47,925

Dwelling Description

Cape Cod	One Story	768 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	93,468
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Full Finished			Attic	13,784
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	117,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	84,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1957	400	B 95	34,282	Avg.	72%	100%	100%	24,683
1SGAR/BSMT.....	1957	528	B 95	29,200	Avg.	72%	100%	100%	21,024
Res. Greenhouse	1957	192	D 100	9,251	Avg.	67%	100%	100%	6,198
Wood Deck	1957	340	B 95	4,941	Avg.	72%	100%	100%	3,558
Frame Shed	1957	240	C 100	1,836	Avg.	67%	100%	100%	1,230
Frame Shed	1957	520	D 100	3,421	Avg.	67%	100%	100%	2,292
Frame Shed	1957	72	D 110	521	Avg.	20%	100%	100%	104
Frame Shed	1957	720	D 100	4,736	Avg-	59%	100%	100%	2,794
1,168 SFLA						Outbuilding Total			61,883

Accpt Land	47,900	**Accepted Bldg**	146,400	**Total**	194,300

Map/Lot: R03-033-004
Account: 2536 Card: 1 of 1 Location: 48 MORSE DRIVE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/15/2015
Sale Price	299,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	R-03-033-004 LOT 4 MORSE SUBDIVISION		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.62	Acres-Rear Land 1-10	2,500.00	4,050	100%		4,050
Total Acres 2.62					Land Total	53,550

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,096 Sqft	Grade C 105	Base	257,425
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	263,389

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	242,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2008	528	C 105	20,212	Avg.	92%	100%	100%	18,595
Wood Deck	2008	200	C 100	2,738	Avg.	92%	100%	100%	2,519
Open Frame Porch	2008	36	C 100	1,198	Avg.	92%	100%	100%	1,102
Encl Frame Porch	2008	140	C 100	6,165	Avg.	92%	100%	100%	5,672
Frame Shed	2008	96	C 100	735	Avg.	92%	100%	100%	676
Frame Garage	2016	336	C 100	13,782	Avg.	92%	100%	100%	12,679
Frame Garage	2017	336	C 100	13,782	Avg.	92%	100%	100%	12,679
WAREHOUSE ST....	2013	2240	D 100	89,684	Avg.	92%	100%	100%	82,509
2,096 SFLA							Outbuilding Total		136,431

Accpt Land	53,600	**Accepted Bldg**	378,700	**Total**	432,300

Map/Lot: U01-134
Account: 1272 Card: 1 of 1 Location: 210 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/25/2018
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3934P0149 B4692P0138		
Reference 2	U-01-134/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	80%		181,300
0.09	Acres-Commercial Size Adj	11,875.00	1,069	100%		1,069
Total Acres 0.09					Land Total	182,369

Dwelling Description

Conventional	Two Story	910 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	190,257
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	Floor & Stairs			Attic	2,229
FirePlaces	2			Fireplace	9,800
Insulation	Capped Only	SFLA	1,820	Insulation	-372
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Below Average	Typical	205,180

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	116,953

Accpt Land	182,400	**Accepted Bldg**	117,000	**Total**	299,400

Map/Lot: U01-018
Account: 1151 Card: 1 of 1 Location: 1 UNION STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/21/2017
Sale Price	157,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1915P0327		
Reference 2	U-01-018/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.12	Acres-HS Size Adj	13,750.00	1,650	100%		1,650
Total Acres 0.12				Land Total		139,150

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	600 Sqft	Grade B 95	Base	102,786
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	10,859
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,745
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	111,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	72,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	418	B 95	42,294	Avg.	65%	100%	100%	27,491
1S AD/GAR.....	1960	440	B 95	42,046	Avg.	65%	100%	100%	27,330
Wood Deck	1960	60	B 95	1,040	Avg.	65%	100%	100%	676
1 Story/BASEMENT	1850	240	B 95	24,284	Avg.	65%	100%	100%	15,785
Wood Deck	2017	192	C 100	2,635	Avg.	92%	100%	100%	2,424
Wood Deck	2017	48	C 100	800	Avg.	92%	100%	100%	736
1,558 SFLA						Outbuilding Total			74,442

Accpt Land	139,200	**Accepted Bldg**	147,200	**Total**	286,400

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/04/2020
Sale Price	299,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0932P0188		
Reference 2	U-01-051/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.08	Acres-Influence W Size Adj	21,875.00	1,750	100%		1,750
Total Acres 0.08				Land Total		220,500

Dwelling Description **Replacement Cost New**

Colonial	Two & 1/2 Story	850 Sqft	Grade B 110	Base	228,472
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,266
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	14,370
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Very Good	Typical	265,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	225,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	680	B 110	67,484	V.G.	85%	100%	100%	57,361
Open Frame Porch	1800	80	B 110	2,924	V.G.	85%	100%	100%	2,485
Wood Deck	2022	250	C 100	3,375	Avg.	92%	100%	100%	3,105
Wood Deck	2022	144	C 100	2,024	Avg.	92%	100%	100%	1,862
2,805 SFLA						Outbuilding Total			64,813

Accpt Land	220,500	**Accepted Bldg**	290,200	**Total**	510,700

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/08/2022
Sale Price	298,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3385P0183 B4060P0224		
Reference 2	U-02-055/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.41	Acres-Influence W Size Adj	21,875.00	8,969	100%		8,969
Total Acres 0.41					Land Total	227,719

Dwelling Description **Replacement Cost New**

Colonial	Two Story	648 Sqft	Grade B 100	Base	146,106
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	Floor & Stairs			Attic	1,587
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,645
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	148,314

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	111,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1890	240	B 100	31,188	Avg+	75%	100%	100%	23,391
ONE STORY FRAME	1890	192	B 100	17,322	Avg+	75%	100%	100%	12,992
1 Story/BASEMENT	2009	180	B 100	19,170	Avg+	97%	100%	100%	18,595
Frame Shed	1950	180	C 100	1,378	Poor	25%	100%	100%	344
Frame Garage	1955	576	C 100	20,616	Good	81%	100%	100%	16,699
Wood Deck	2006	96	C 100	1,411	Avg.	92%	100%	100%	1,298
Wood Deck	2021	120	C 100	1,718	Avg.	92%	100%	100%	1,581
2,028 SFLA							Outbuilding Total		74,900

Accpt Land	227,700	**Accepted Bldg**	186,100	**Total**	413,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/10/2020
Sale Price	136,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2545P0318		
Reference 2	R-03-016/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.96	Acres-HS Size Adj	4,500.00	4,320	100%		4,320
Total Acres 0.96				Land Total		49,320

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	558 Sqft	Grade C 100	Base	85,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Below Average	Typical	85,782

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	48,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	64	C 100	1,004	Avg.	84%	100%	100%	843
837 SFLA						Outbuilding Total			843

Accpt Land	49,300	**Accepted Bldg**	49,700	**Total**	99,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/1995
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2068P0150		
Reference 2	R-06-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
27.00	R 20+-Rear 20+	625.00	16,875	100%		16,875
Total Acres 48.00					Land Total	103,875

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	392 Sqft	Grade B 95	Base	69,176
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	TYPICAL	Average	Typical	69,176

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	44,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1930	266	B 95	28,724	Avg.	65%	100%	100%	18,671
ONE STORY FRAME	1930	266	B 95	22,798	Avg.	65%	100%	100%	14,819
ONE STORY FRAME	1997	400	C 100	31,380	Avg.	87%	100%	100%	27,301
Open Frame Porch	1997	100	C 100	2,818	Avg.	87%	100%	100%	2,452
1.50 ST BARN....	1930	2304	C 100	106,576	Avg+	70%	100%	100%	74,603
1 ST BARN.....	1930	384	C 100	14,358	Avg+	70%	100%	100%	10,051
Unfin Basement	1930	2688	C 100	13,440	Avg+	90%	100%	100%	12,096
1 Story/BASEMENT	1997	984	C 100	91,131	Avg.	87%	100%	100%	79,284
ONE STORY FRAME	1930	312	B 95	26,740	Avg.	65%	100%	100%	17,381
Wood Deck	1997	168	C 100	2,330	Avg.	87%	100%	100%	2,027
3,047 SFLA						Outbuilding Total			258,685

Accpt Land	103,900	Accepted Bldg	303,600	Total	407,500

Map/Lot: R06-009
Account: 825 Card: 2 of 2 Location: 156 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1995
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2068P0150		
Reference 2	R-06-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	11 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfinished Attic	1997	500	C 100	2,725	Avg.	87%	100%	100%	2,371
Frame Shed	2001	144	C 100	1,101	Avg.	89%	100%	100%	980
Open Frame Porch	1930	60	C 100	1,805	C Gr	89%	100%	100%	1,606
Frame Shed	2001	1008	D 100	6,631	Fair	69%	100%	100%	4,575
ONE STORY FRAME	1930	144	D 100	9,715	D Gr	69%	100%	100%	6,703
Unfinished Attic	1930	312	D 100	1,462	D Gr	69%	100%	100%	1,009
AV POLE SHED....	2011	512	C 100	3,225	Avg.	92%	100%	100%	2,967
3,191 SFLA							Outbuilding Total		20,211

Accpt Land	0	**Accepted Bldg**	20,200	**Total**	20,200

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	103,900	303,600	407,500	103,900	303,600	407,500
2	0	20,200	20,200	0	20,200	20,200
TOTAL	103,900	323,800	427,700	103,900	323,800	427,700

Map/Lot: R05-031
Account: 591 Card: 1 of 1 Location: 457 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1996
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3345P0171 (08/04)
Reference 2	R-05-031/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00					Land Total	67,000

Dwelling Description

Raised Ranch	One Story	1,000 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	116,969
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Above Average	Typical	116,969

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	99,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1971	22	C 105	1,812	Avg+	85%	100%	100%	1,540
Encl Frame Porch	1971	140	C 105	6,474	Avg+	85%	100%	100%	5,503
Frame Garage	1971	896	C 100	29,729	Avg+	83%	100%	100%	24,675
Frame Shed	1971	884	D 100	5,816	Avg.	74%	100%	100%	4,304
2 STORY GARAGE	2001	840	C 105	50,230	Avg.	89%	100%	100%	44,705
CARPORT.....	2001	240	C 100	3,931	Avg.	89%	100%	100%	3,499
Frame Shed	2006	180	C 100	1,378	Avg.	92%	100%	100%	1,268
1SFr Overhang	1971	14	C 105	1,154	Avg+	85%	100%	100%	981
1,036 SFLA							Outbuilding Total		86,475

Accpt Land	67,000	**Accepted Bldg**	185,900	**Total**	252,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0901P0080
Reference 2	U-07-011/D0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.71	Acres-HS Size Adj	4,500.00	3,195	100%		3,195
Total Acres 0.71					Land Total	48,195

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	116,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	92,231

Accpt Land	48,200	Accepted Bldg	92,200	Total	140,400

Map/Lot: R01-044
Account: 141 Card: 1 of 1 Location: BROOK ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Level
Utilities	Dugwell/Lake
Street	Paved

Sale Data

Sale Date	02/10/2015
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1268P0278 B4212P190
Reference 2	R-01-044/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
88.40	PAST -PASTURE 1	406.25	35,913	100%		35,913
Total Acres 88.40				Land Total		35,913

Accpt Land	35,900	**Accepted Bldg**	0	**Total**	35,900

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/13/2010
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4329P0139		
Reference 2	R-01-044-S		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
13.13	PAST -PASTURE 1	406.25	5,334	100%		5,334
Total Acres 14.13					Land Total	54,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	812	C 100	27,336	Avg.	91%	100%	100%	24,876
								Outbuilding Total	24,876

Accpt Land	54,800	**Accepted Bldg**	24,900	**Total**	79,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Gravel

Sale Data

Sale Date	12/18/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	R 20+-Rear 20+	625.00	7,500	100%		7,500
Total Acres 12.00				Land Total		7,500

Accpt Land	7,500	**Accepted Bldg**	0	**Total**	7,500

Map/Lot: R08-009
Account: 1081 Card: 1 of 1 Location: 534 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	04/04/2022
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2091P0028		
Reference 2	R-08-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 1 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.62	Acres-Rear Land 1-10	2,500.00	1,550	100%		1,550
Total Acres 1.62				Land Total		46,925

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,000 Sqft	Grade C 100	Base	119,308
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	123,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	97,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	320	C 100	4,268	Avg.	79%	100%	100%	3,372
Frame Shed	2000	80	E 100	454	Avg-	79%	100%	100%	359
Frame Shed	2009	96	E 100	544	Avg-	82%	100%	100%	446
1,000 SFLA						Outbuilding Total			4,177

Accpt Land	46,900	**Accepted Bldg**	102,000	**Total**	148,900

Map/Lot: R04-010-A30
Account: 2374 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #30

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2006
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000-0000		
Reference 2	R-4-10/A30		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2003	14X60	D 100	74,925	Avg.	82%	50%	100%	30,862
Open Frame Porch	2006	48	D 100	1,291	Avg.	92%	100%	100%	1,188
840 SFLA						Outbuilding Total			32,050

Accpt Land 0 **Accepted Bldg** 32,100 **Total** 32,100

Map/Lot: U11-006-A
Account: 1647 Card: 1 of 1 Location: 335 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/29/2022
Sale Price	297,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2468P0352		
Reference 2	U-11-006/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	64,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	Base	123,968
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1833	0	TYPICAL	TYPICAL	Below Average	Typical	126,950

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	72,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1833	264	C 105	3,731	Avg-	57%	100%	100%	2,127
Frame Garage	1980	576	C 100	20,616	Avg.	79%	100%	100%	16,287
1,152 SFLA							Outbuilding Total		18,414

Accpt Land	64,000	Accepted Bldg	90,800	Total	154,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1147P0197
Reference 2	U-11-020/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	200%		75,000
0.87	Acres-HS Size Adj	3,750.00	3,263	100%		3,263
Total Acres 0.87				Land Total		78,263

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 105	Base	151,311
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	151,311

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	119,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	240	C 105	19,769	Avg.	79%	100%	100%	15,618
Frame Shed	1975	112	C 105	899	Avg.	79%	100%	100%	710
Frame Garage	1975	384	C 105	15,908	Avg.	79%	100%	100%	12,567
Frame Shed	1975	64	C 100	490	Avg-	67%	100%	100%	328
Frame Shed	1975	64	C 100	490	Avg-	67%	100%	100%	328
Frame Shed	2017	160	B 100	1,408	Avg.	92%	100%	100%	1,295
1,472 SFLA						Outbuilding Total			30,846

Accpt Land	78,300	Accepted Bldg	150,400	Total	228,700

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/05/2021
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2466P0362		
Reference 2	R-05-077/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25				Land Total		48,750

Dwelling Description

				Replacement Cost New	
Conventional	One Story	925 Sqft	Grade C 95	Base	94,955
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-14,818
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Below Average	Typical	80,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	49,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	85	C 95	1,208	Avg.	92%	100%	100%	1,111
Encl Frame Porch	1954	35	C 95	1,785	Avg-	62%	100%	100%	1,107
Frame Shed	1954	360	D 100	2,369	Fair	43%	100%	100%	1,019
Frame Shed	2009	140	D 95	875	Fair	72%	100%	100%	630
925 SFLA						Outbuilding Total			3,867

Accpt Land	48,800	**Accepted Bldg**	53,600	**Total**	102,400

Name: MORSE, PAUL D
MORSE, BETSY E

Map/Lot: R05-077-001
Account: 696 Card: 1 of 1 Location: 140 ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/05/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	R-05-077/01 0000000000		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1971	12X60	D 100	64,485	Avg-	40%	50%	100%	12,897
Open Frame Porch	1971	100	D 100	2,422	Fair	52%	100%	100%	1,259
Frame Shed	1971	144	D 100	948	Avg.	74%	100%	100%	702
Frame Shed	1971	70	D 100	460	Fair	52%	100%	100%	239
720 SFLA						Outbuilding Total			15,097

Accpt Land	0	**Accepted Bldg**	15,100	**Total**	15,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1993
Sale Price	40,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B3163P0056 (10/03)		
Reference 2	R-02-038/C0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,248 Sqft	Grade D 100	Base	89,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,905
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Below Average	Typical	77,143

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	59,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1994	96	D 100	632	Avg-	76%	100%	100%	480
Wood Deck	1994	16	D 100	336	Avg.	86%	100%	100%	289
Frame Garage	1994	864	C 100	28,818	Avg.	86%	100%	100%	24,783
Wood Deck	1994	192	D 100	2,266	Avg-	77%	100%	100%	1,745
1,248 SFLA						Outbuilding Total			27,297

Accpt Land	49,500	**Accepted Bldg**	86,700	**Total**	136,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2755P0310
Reference 2	R-02-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00					Land Total	64,500

Dwelling Description **Replacement Cost New**

Other	One Story	504 Sqft	Grade D 90	Base	37,937
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-6,578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,597
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,795
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-692
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	Old Type	Poor	Inadeq.	31,865

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	25%	99%	100%	7,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	192	D 90	11,659	Poor	25%	99%	100%	2,886
Wood Deck	1970	64	D 90	778	Poor	25%	99%	100%	192
Frame Garage	1970	672	E 100	17,279	Fair	52%	100%	100%	8,985
Frame Shed	1940			- - - - S O U N D V A L U E - - - -					100
Frame Shed	1940			- - - - S O U N D V A L U E - - - -					100
Frame Shed	1940			- - - - S O U N D V A L U E - - - -					100
Frame Shed	1940			- - - - S O U N D V A L U E - - - -					100
Frame Shed	1940			- - - - S O U N D V A L U E - - - -					100
Barn 1S	2000	240	D 100	8,872	Fair	68%	100%	100%	6,033
696 SFLA							Outbuilding Total		18,596

Accpt Land	64,500	Accepted Bldg	26,500	Total	91,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	05/12/2003
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3054P0208 (05/03)		
Reference 2	U-07-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.25	Acres-HS Size Adj	3,750.00	938	100%		938
Total Acres 0.25					Land Total	38,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1997	14X52	D 100	67,113	Avg-	62%	50%	100%	20,973
SLAB.....	2004	728	D 100	1,956	Avg-	81%	100%	100%	1,584
728 SFLA								Outbuilding Total	22,557

Accpt Land	38,400	**Accepted Bldg**	22,600	**Total**	61,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/03/2022
Sale Price	269,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2932P0043 10/02		
Reference 2	R-05-070/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.16	Acres-Rear Land 1-10	2,500.00	400	100%		400
Total Acres 1.16				Land Total		48,525

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 105	Base	137,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	142,235

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	112,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	280	C 100	3,758	Fair	55%	100%	100%	2,067
Encl Frame Porch	2003	64	C 100	3,062	Avg.	90%	100%	100%	2,756
Frame Shed	2003	70	C 100	535	Avg.	90%	100%	100%	482
1,120 SFLA						Outbuilding Total			5,305

Accpt Land	48,500	**Accepted Bldg**	117,700	**Total**	166,200

Map/Lot: U20-001-SLR"ON"
Account: 2802 Card: 1 of 1 Location: 129 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	0			- - - - S O U N D V A L U E - - - -					2,721,400
								Outbuilding Total	2,721,400

Accpt Land	0	**Accepted Bldg**	2,721,400	**Total**	2,721,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B1897P0273
Reference 2	U-23-005/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.92	Acres-HS Size Adj	3,750.00	3,450	100%		3,450
Total Acres 0.92				Land Total		40,950

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	768 Sqft	Grade B 95	Base	152,063
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	473 Sqft, Grade B	Basement Gar	None	Fin Bsmt	28,765
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	183,931

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	147,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	300	B 95	4,384	Avg.	80%	100%	100%	3,507
1.50 ST GARAGE..	1978	672	C 100	49,710	Avg.	78%	100%	100%	38,774
Frame Shed	1978	64	C 100	490	Avg.	78%	100%	100%	382
Swimming Pool	1978	1	C 100	7,224	Avg.	99%	100%	100%	7,152
BSMT ENTRY.....	1978	30	C 100	459	Avg.	78%	100%	100%	358
1 Story/BASEMENT 1,744 SFLA	2012	400	B 95	40,471	Avg.	92%	100%	100%	37,233
						Outbuilding Total			87,406

Accpt Land	41,000	Accepted Bldg	234,600	Total	275,600

Name: MUCHMORE, MICHAEL W.
WALKO, ANN-MARIE
Map/Lot: U20-001-005
Account: 2264 Card: 1 of 1 Location: 112/5 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/05/2018
Sale Price	30,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	BLD #7		
Reference 2	U-20-001/005		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2001			- - - - S O U N D		V A L U E - - - -			32,800
							Outbuilding Total		32,800

Accpt Land	0	**Accepted Bldg**	32,800	**Total**	32,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2843P0215 B4766P0159
Reference 2	U-01-027/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988
Total Acres 0.29				Land Total		141,488

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,462 Sqft	Grade B 100	Base	336,232
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Floor & Stairs			Attic	3,581
FirePlaces	2			Fireplace	9,800
Insulation	Minimal			Insulation	-5,969
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1794	0	OLD TYPE	Old Type	Below Average	Typical	351,809

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	200,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1860	540	B 100	70,622	Avg-	57%	100%	100%	40,255
Open Frame Porch	1860	352	B 100	10,576	Avg-	57%	100%	100%	6,028
Wood Deck	1960	102	B 100	1,710	Avg-	57%	100%	100%	975
1.50 ST BARN....	1860	704	C 100	36,456	Avg-	57%	100%	100%	20,780
3,869 SFLA						Outbuilding Total			68,038

Accpt Land	141,500	Accepted Bldg	268,600	Total	410,100

Name: MULLINS, BRUCE N
MULLINS, TERESA MARIE
Map/Lot: R02-017-B
Account: 213 Card: 1 of 1 Location: 489 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/21/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4668P0023		
Reference 2	R-02-017/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	59,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 95	Base	112,009
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2014	TYPICAL	TYPICAL	Very Good	Typical	112,009

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	106,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	400	C 95	5,022	Avg-	74%	100%	100%	3,716
1SFr Overhang	1989	72	C 95	5,366	Avg-	74%	100%	100%	3,971
Frame Shed	2020	192	E 100	1,088	Avg.	92%	100%	100%	1,001
1,080 SFLA							Outbuilding Total		8,688

Accpt Land	59,500	**Accepted Bldg**	115,100	**Total**	174,600

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1692P0126
Reference 2	R-02-017/F0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40					Land Total	55,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,352 Sqft	Grade C 100	Base	158,142
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	162,402

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	139,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	480	C 100	6,308	Avg.	85%	100%	100%	5,362
Frame Shed	2005	80	C 100	612	Avg.	91%	100%	100%	557
1,352 SFLA							Outbuilding Total		5,919

Accpt Land	55,500	Accepted Bldg	145,600	Total	201,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/27/2017
Sale Price	49,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4018P0236		
Reference 2	R-02-042/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92				Land Total		49,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1995	14X70	D 100	84,690	Avg-	58%	50%	100%	24,560
Wood Deck	1995	120	D 100	1,478	Avg-	58%	50%	100%	428
Frame Shed	1995			- - - - S O U N D V A L U E - - - -					100
980 SFLA						Outbuilding Total			25,088

Accpt Land	49,100	**Accepted Bldg**	25,100	**Total**	74,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2551P0156 03/00
Reference 2	R-02-042/B0 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.38	Acres-Rear Land 1-10	2,500.00	3,450	100%		3,450
Total Acres 2.38					Land Total	52,950

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	131,566
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	139,539

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	117,213

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1986	24	B 95	1,562	Avg.	84%	100%	100%	1,312
Wood Deck	1986	192	B 95	2,879	Avg.	84%	100%	100%	2,418
2 STORY GARAGE	2004	768	C 100	43,738	Avg.	91%	100%	100%	39,802
AB.GR. POOL.....	2001	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Garage	1986	400	E 100	11,548	Fair	61%	100%	100%	7,044
Frame Garage	2005	192	C 100	9,682	Avg.	91%	100%	100%	8,811
Encl Frame Porch	2014	936	B 95	42,226	Avg.	92%	100%	100%	38,848
Open Frame Porch	2020	60	C 100	1,805	Avg.	92%	100%	100%	1,661
1,152 SFLA							Outbuilding Total		101,134

Accpt Land	53,000	Accepted Bldg	218,300	Total	271,300

Neighborhood	RURAL NORTH		
Zoning/Use	RURAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		

Sale Data

Sale Date	09/05/2018
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Foreclosure

Reference 1	B1886P0013		
Reference 2	R-05-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.92	Acres-HS Size Adj	4,375.00	4,025	100%		4,025
Total Acres 0.92				Land Total		47,775

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,287 Sqft	Grade C 105	Base	153,550
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Below Average	Typical	153,550

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	87,523

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	352	C 100	4,675	Avg.	90%	100%	100%	4,208
1,287 SFLA						Outbuilding Total			4,208

Accpt Land	47,800	**Accepted Bldg**	91,700	**Total**	139,500

Map/Lot: R04-010-A05
Account: 2143 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #5

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	08/19/2015
Sale Price	19,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	BOOOOP0000		
Reference 2	W-005 SER #12234722		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford B M/H 1,064 SFLA	1984	14X76	D 100	90,549	Avg-	40%	50%	100%	18,110
						Outbuilding Total			18,110

Accpt Land	0	**Accepted Bldg**	18,100	**Total**	18,100

Map/Lot: R07-060-A
Account: 989 Card: 1 of 1 Location: 156 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	01/23/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1558P0037 B3958P0066 B4126P0259		
Reference 2	R-07-060/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		41,275

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade D 100	Base	98,018
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,243
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	40%			Unfinished	-16,926

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	72,849

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	61,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1986	96	D 100	632	Avg.	82%	100%	100%	518
Frame Shed	1986	160	D 100	1,052	Avg.	82%	100%	100%	863
14' Mobile Home	2000	14X56	C 100	94,860	Avg-	69%	50%	100%	32,845
1,540 SFLA						Outbuilding Total			34,226

Accpt Land	41,300	**Accepted Bldg**	95,400	**Total**	136,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/22/2016
Sale Price	103,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3561P0034 B4468P0306		
Reference 2	R-05-039/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.76	Acres-HS Size Adj	3,500.00	2,660	100%		2,660
Total Acres 0.76				Land Total		37,660

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	32,062
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Below Average	Typical	147,192

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	70%	100%	100%	103,034

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	30	C 100	570	Avg.	86%	100%	100%	490
Frame Shed	1974	192	C 100	1,469	Avg.	76%	100%	100%	1,116
Frame Shed	2006	64	C 100	490	Avg.	92%	100%	100%	451
Wood Deck	1974	176	C 100	2,431	Avg.	76%	100%	100%	1,848
960 SFLA						Outbuilding Total			3,905

Accpt Land	37,700	**Accepted Bldg**	106,900	**Total**	144,600

Name: MURRAY DAVID R. J/T
MURRAY, JUNE L

Map/Lot: R05-066-A
Account: 679 Card: 1 of 1 Location: 175 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/09/2006
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3687P0272 B4629P0216		
Reference 2	R-05-066/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	90%	Corner/Loc	39,375
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02				Land Total		43,800

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,565
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	102,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	92%	100%	95%	89,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	48	B 100	920	Avg.	92%	100%	95%	804
1,680 SFLA						Outbuilding Total			804

Accpt Land	43,800	**Accepted Bldg**	90,500	**Total**	134,300

Map/Lot: U11-007-A
Account: 2277 Card: 1 of 2 Location: 3 HERITAGE LANE

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	LevelLevel
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/14/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4070P0065 B4629P0217		
Reference 2	U-11-7/A		
Tran/Land/Bldg	6 2 18		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
40.00	Acres-Base Homesite Value	37,500.00	1,500,000	100%		1,500,000
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.20	Acres-Rear Land 1-10	2,500.00	5,500	100%		5,500
Total Acres 3.20					Land Total	1,509,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	2003	1344	C 105	93,881	Avg+	95%	70%	100%	62,431
APT	2003	1344	C 105	93,881	Avg+	95%	70%	100%	62,431
APT	2003	1344	C 105	93,881	Avg+	95%	70%	100%	62,431
APT	2003	1344	C 105	93,881	Avg+	95%	70%	100%	62,431
APT	2003	1344	C 105	93,881	Avg+	95%	70%	100%	62,431
Frame Garage	2003	2624	C 105	82,880	Avg+	95%	70%	100%	55,115
APT	2005	1344	C 105	93,881	Avg+	96%	70%	100%	63,088
APT	2005	1344	C 105	93,881	Avg+	96%	70%	100%	63,088
APT	2005	1344	C 105	93,881	Avg+	96%	70%	100%	63,088
APT	2005	1344	C 105	93,881	Avg+	96%	70%	100%	63,088
							Outbuilding Total		619,622

Land	1,279,800	**Accepted Bldg**	619,600	**Total**	1,899,400

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/14/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3002P0023 (02/03)		
Reference 2	U-11-7/A		
Tran/Land/Bldg	6 2 18		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	2005	1344	C 105	93,881	Avg+	96%	70%	100%	63,088
							Outbuilding Total		63,088

Accpt Land	0	**Accepted Bldg**	63,100	**Total**	63,100

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	1,509,300	619,600	2,128,900	1,279,800	619,600	1,899,400
2	0	63,100	63,100	0	63,100	63,100
TOTAL	1,509,300	682,700	2,192,000	1,279,800	682,700	1,962,500

Map/Lot: U22-013
Account: 1863 Card: 1 of 1 Location: 590 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/21/2020
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3044P0031 (04/03)		
Reference 2	U-22-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.74	Acres-Rear Land 1-10	2,500.00	1,850	100%		1,850
Total Acres 1.74				Land Total		47,225

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,728 Sqft	Grade B 95	Base	220,819
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	223,922

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	161,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1958	72	C 100	2,109	Avg.	68%	100%	100%	1,434
Wood Deck	1958	300	C 100	4,012	Avg.	68%	100%	100%	2,728
Frame Garage	1958	540	C 100	19,591	Avg.	68%	100%	100%	13,322
Encl Frame Porch	1958	275	C 100	11,674	Avg.	68%	100%	100%	7,938
BSMT ENTRY.....	1958	110	C 100	1,682	Avg.	68%	100%	100%	1,144
1,728 SFLA						Outbuilding Total			26,566

Accpt Land	47,200	**Accepted Bldg**	187,800	**Total**	235,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/31/2020
Sale Price	32,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2850P0100 05/02		
Reference 2	R-05-066/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.62	Acres-HS Size Adj	4,375.00	2,713	100%		2,713
Total Acres 0.62					Land Total	46,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1972	12X56	D 100	61,119	Fair	30%	50%	100%	9,168
Frame Garage	1972	280	D 100	10,482	Avg-	66%	100%	100%	6,918
Frame Garage	2003	720	D 100	21,258	Avg-	80%	100%	100%	17,006
ONE STORY FRAME	2011	240	D 100	16,191	Avg-	82%	100%	100%	13,277
Encl Frame Porch	2011	80	D 100	3,195	Avg-	82%	100%	100%	2,620
Wood Deck	2014	148	D 100	1,785	Avg.	92%	100%	100%	1,642
912 SFLA							Outbuilding Total		50,631

Accpt Land	46,500	**Accepted Bldg**	50,600	**Total**	97,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1995
Sale Price	93,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2051P0217		
Reference 2	R-07-012/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.67	Acres-Rear Land 1-10	2,500.00	6,675	100%		6,675
Total Acres 3.67					Land Total	52,050

Dwelling Description **Replacement Cost New**

Log	One Story	936 Sqft	Grade B 95	Base	131,002
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,738
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	1980	TYPICAL	TYPICAL	Average	Typical	146,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	114,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1972	120	B 95	10,285	Avg.	78%	100%	100%	8,022
Wood Deck	1972	64	B 95	1,096	Avg.	78%	100%	100%	855
1.75 ST GARAGE..	1978	576	B 95	54,945	Avg.	78%	100%	100%	42,857
Wood Deck	2006	80	B 95	1,319	Avg.	78%	100%	100%	1,029
1,056 SFLA							Outbuilding Total		52,763

Accpt Land	52,100	**Accepted Bldg**	167,200	**Total**	219,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Private
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	109

Sale Data

Sale Date	07/13/2020
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
9.34	Acres-Rear Land 1-10	2,500.00	23,350	100%		23,350
Total Acres 10.34					Land Total	68,725

Accpt Land	68,700	**Accepted Bldg**	0	**Total**	68,700

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	05/13/2002
Sale Price	15,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B33909P0111		
Reference 2	R-01-44-J/1		
Tran/Land/Bldg	8 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08				Land Total		49,700

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,620 Sqft	Grade D 100	Base	116,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	2,473
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,547
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,473
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	101,518

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	91,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	576	C 100	20,616	Avg.	90%	100%	100%	18,554
Wood Deck	2002	100	C 100	1,462	Avg.	90%	100%	100%	1,316
AB.GR. POOL.....	2002	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2003	180	D 100	2,135	Avg.	90%	100%	100%	1,922
1,620 SFLA						Outbuilding Total			23,030

Accpt Land	49,700	**Accepted Bldg**	114,400	**Total**	164,100

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/23/2022
Sale Price	180,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2029P0336		
Reference 2	R-07-020/B7 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	50%	Topography	171,875
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.77	Acres-Waterfront Rear	16,250.00	28,763	100%		28,763
Total Acres 2.77					Land Total	235,013

Accpt Land	235,000	**Accepted Bldg**	0	**Total**	235,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/31/2017
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3076P0261 (06/03)		
Reference 2	U-03-026/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.41	Acres-Influence W Size Adj	21,875.00	8,969	100%		8,969
Total Acres 0.41					Land Total	227,719

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	840 Sqft	Grade B 100	Base	193,184
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	11,431
Attic	Floor & Stairs			Attic	2,058
FirePlaces	2			Fireplace	9,800
Insulation	Minimal			Insulation	-3,429
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	1993	TYPICAL	GOOD	Average	Typical	213,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	138,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	434	B 100	46,222	Avg.	65%	100%	100%	30,044
ONE STORY FRAME	1825	359	B 100	32,389	Avg.	65%	100%	100%	21,053
1S AD/GAR.....	1825	594	B 100	58,052	Avg.	65%	100%	100%	37,734
Wood Deck	1825	320	B 100	4,908	Avg.	65%	100%	100%	3,190
Frame Shed	1825	72	D 100	474	Avg.	65%	100%	100%	308
2,473 SFLA							Outbuilding Total		92,329

Accpt Land	227,700	Accepted Bldg	230,800	Total	458,500

Map/Lot: U09-008A
Account: 2735 Card: 1 of 1 Location: 165 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/28/2021
Sale Price	219,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B1512P0111		
Reference 2	U-09-008/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90				Land Total		163,125

Dwelling Description

				Replacement Cost New	
Ranch	One Story	891 Sqft	Grade D 100	Base	89,629
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,442
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2004	TYPICAL	TYPICAL	Average	Typical	81,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	77%	50%	100%	31,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	1990	800	C 100	40,502	Avg-	74%	100%	100%	29,971
Frame Shed	1990	96	C 100	735	Avg.	84%	100%	100%	617
OFFICE WOOD.....	2004	1132	C 100	75,307	Avg.	91%	100%	100%	68,529
PAVING.....	2004	13200	C 100	27,984	Avg.	91%	50%	100%	12,732
891 SFLA							Outbuilding Total		111,849

Accpt Land	163,100	**Accepted Bldg**	143,400	**Total**	306,500

Map/Lot: R01-019
Account: 85 Card: 1 of 1 Location: 101 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0872P0261
Reference 2	R-01-019/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15				Land Total		49,875

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	984 Sqft	Grade C 100	Base	158,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,406
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Above Average	Typical	144,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	121,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2001	96	C 100	735	Avg.	89%	100%	100%	654
1,722 SFLA						Outbuilding Total			654

Accpt Land	49,900	Accepted Bldg	122,000	Total	171,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/22/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3845P0034		
Reference 2	R-02-038/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	352 Sqft	Grade D 100	Base	53,956
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,149
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	51,807

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	70%	100%	29,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1981	160	D 100	12,742	Avg.	82%	70%	100%	7,314
Encl Frame Porch	1981	96	D 100	3,758	Avg.	82%	70%	100%	2,157
Wood Deck	1981	32	D 100	511	Avg.	82%	70%	100%	293
864 SFLA						Outbuilding Total			9,764

Accpt Land	49,500	**Accepted Bldg**	39,500	**Total**	89,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/19/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4218P0257 B4629P0219		
Reference 2	R-02-038-L		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40				Land Total		55,500

Accpt Land	55,500	**Accepted Bldg**	0	**Total**	55,500

Name: NELSON, JACK W. & STACEY S.
CO-TRUSTEES OF NELSON TENANCY
Map/Lot: U01-074
Account: 1210 Card: 1 of 1 Location: 7 MIDDLE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/04/2013
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4719P0197 B4802P0126		
Reference 2	U-01-074/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.48	Acres-Influence W Size Adj	21,875.00	10,500	100%		10,500
Total Acres 0.48					Land Total	229,250

Dwelling Description

				Replacement Cost New	
Other	Two Story	2,072 Sqft	Grade AA100	Base	566,706
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	6,603
Attic	1/4 Finished			Attic	10,270
FirePlaces	1			Fireplace	9,892
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	Obsolete	Good	Inadeq.	593,471

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	83%	100%	394,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1870	168	AA100	7,035	Good	80%	97%	100%	5,459
Encl Frame Porch	1870	30	AA100	2,596	Good	80%	97%	100%	2,015
4,144 SFLA						Outbuilding Total			7,474

Accpt Land	229,300	**Accepted Bldg**	401,500	**Total**	630,800

Map/Lot: R06-006-A
Account: 816 Card: 1 of 1 Location: 240 FEDERAL STREET

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	07/26/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1087P0173		
Reference 2	R-06-006/A0 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
0.63	Acres-Rear Land 1-10	2,500.00	1,575	100%		1,575
Total Acres 1.63				Land Total		97,825

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,340 Sqft	Grade C 100	Base	243,616
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	0% Not Heated	Cooling	0% None	Heat	-17,839
Rooms	7	HEARTH			
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,940
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1968	TYPICAL	TYPICAL	Average	Typical	246,557

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	160,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	70	C 100	2,059	Avg.	65%	100%	100%	1,338
Wood Deck	1988	140	C 100	1,972	Avg.	65%	100%	100%	1,282
1.75 ST GARAGE..	1970	624	C 100	54,482	Avg.	74%	100%	100%	40,317
Frame Shed	1970	276	D 100	1,816	Fair	52%	100%	100%	944
Swimming Pool	1970	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Wood Deck	2001	126	D 100	1,542	Avg-	79%	100%	100%	1,218
2,680 SFLA						Outbuilding Total			52,251

Accpt Land 97,800 **Accepted Bldg** 212,500 **Total** 310,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL S-R
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0611P0046
Reference 2	R-03-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
87.93	R 20+-Rear 20+	625.00	54,956	100%		54,956
Total Acres 108.93					Land Total	141,956

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	73,791
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-3,514
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	70,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	59,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	48	C 100	800	Avg.	85%	100%	100%	680
SHOWER ROOM.....	1980	440	D 100	11,552	Avg.	79%	100%	100%	9,126
720 SFLA						Outbuilding Total			9,806

Accpt Land	142,000	**Accepted Bldg**	69,500	**Total**	211,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B3000P0092,93,94,95 B4531P0148,150,152
Reference 2	R-04-012/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
60.00	R 20+-Rear 20+	625.00	37,500	100%		37,500
Total Acres 81.00				Land Total		124,500

Accpt Land 124,500 **Accepted Bldg** 0 **Total** 124,500

Name: NESBITT, ROBERT & JAMES O.
NESBITT, ALEX & THOMAS R.

Map/Lot: R03-015-C

Account: 323 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC S-R
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B1362P0127 B4531P0148,150,152
Reference 2	R-03-015/C0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
32.00	R 20+-Rear 20+	625.00	20,000	100%		20,000
Total Acres 52.00				Land Total		57,500

Accpt Land 57,500 **Accepted Bldg** 0 **Total** 57,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1706P0241 B4531P0146
Reference 2	R-03-015/F0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.57	Acres-Rear Land 1-10	2,500.00	3,925	100%		3,925
Total Acres 2.57					Land Total	53,425

Dwelling Description — **Replacement Cost New**

Conventional	One & 3/4 Story	780 Sqft	Grade B 95	Base	137,647
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-11,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,279
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	119,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	98,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	128	C 100	1,820	Avg.	81%	100%	100%	1,474
1,365 SFLA						Outbuilding Total			1,474

Accpt Land	53,400	Accepted Bldg	100,300	Total	153,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1706P0241
Reference 2	R-03-015/F0 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1980	988	D 100	85,283	Avg.	79%	100%	100%	67,374
Frame Shed	1980	200	D 100	1,316	Avg.	79%	100%	100%	1,040
Wood Deck	2002	160	C 100	2,228	Avg.	90%	100%	100%	2,005
1,365 SFLA							Outbuilding Total		70,419

Accpt Land	0	**Accepted Bldg**	70,400	**Total**	70,400

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	53,400	100,300	153,700	53,400	100,300	153,700
2	0	70,400	70,400	0	70,400	70,400
TOTAL	53,400	170,700	224,100	53,400	170,700	224,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/26/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2334P0119 B4288P0005		
Reference 2	R-03-015/G		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.17	Acres-Rear Land 1-10	2,500.00	2,925	100%		2,925
Total Acres 2.17					Land Total	52,425

Dwelling Description **Replacement Cost New**

Ranch	One Story	884 Sqft	Grade C 100	Base	103,401
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2011	TYPICAL	TYPICAL	Average	Typical	112,119

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	86,332

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2016	312	C 100	2,386	Avg.	92%	100%	100%	2,195
Frame Shed	1977	288	C 100	2,204	Avg-	68%	100%	100%	1,499
TWO STORY FRAME 1,268 SFLA	2020	192	C 100	24,550	Avg.	92%	100%	100%	22,586
							Outbuilding Total		26,280

Accpt Land	52,400	Accepted Bldg	112,600	Total	165,000

Neighborhood	RURAL WEST				
Zoning/Use	RURAL				
Topography	Rolling				
Utilities					
Street					
Reference 1					
Reference 2					
Tran/Land/Bldg	0 0 0				
FARM LAND	0	OPEN SPACE	0		
Exemption(s)		Land Schedule	103		

Land	22,651,700	**Accepted Bldg**	0	**Total**	22,651,700

Map/Lot: R06-035
Account: 872 Card: 1 of 1 Location: WILLOW LANE

Neighborhood	RURAL NORTHWEST
Tree Growth	1998
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Reference 1	B0792P0218
Reference 2	R-06-035/00 5084488380
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
99.00	Acres-Softwood	319.00	31,581	100%		31,581
Total Acres 99.00				Land Total		31,581

Accpt Land	31,600	**Accepted Bldg**	0	**Total**	31,600

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/20/2020
Sale Price	1,080,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4562P0032 B4583P0244		
Reference 2	U-08-005/00 7738686524		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
2.00	CRPLN-CROPLAND	500.00	1,000	100%		1,000
4.00	EDIBL-HORTICULTURAL-ED	562.50	2,250	100%		2,250
6.00	PAST -PASTURE 1	406.25	2,438	100%		2,438
2.00	EDIBL-HORTICULTURAL-ED	562.50	1,125	100%		1,125
1.00	Acres-FARM SOFTWOOD	319.00	319	100%		319
Total Acres 16.00					Land Total	302,445

Dwelling Description

Colonial	Two & 1/2 Story	1,152 Sqft	Grade AA100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	379,409
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	14	HEARTH		HEARTHS	0
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	1	Plumbing	24,211
Attic	None			Attic	0
FirePlaces	7			Fireplace	29,794
Insulation	Heavy			Insulation	3,962
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2001	GOOD	GOOD	Excellent	Typical	437,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	393,638

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	288	AA100	11,744	Exc.	90%	100%	100%	10,570
2 Story/BASEMENT	1850	450	AA100	99,062	Exc.	90%	100%	100%	89,156
ONE STORY FRAME	1850	360	AA100	43,776	Exc.	90%	100%	100%	39,398
ONE STORY FRAME	1850	120	AA100	14,591	Exc.	90%	100%	100%	13,132
Frame Bay Window	1850	40	AA100	4,862	Exc.	90%	100%	100%	4,376
2 Story/BASEMENT	2001	720	AA100	158,499	Avg.	89%	100%	100%	141,064
ONE STORY FRAME	2001	1190	AA100	144,700	Avg.	89%	100%	100%	128,783
Barn 1S	1850	936	B 100	34,318	Avg.	65%	100%	100%	22,307
Frame Shed	1850	72	B 100	634	Exc.	90%	100%	100%	571
Frame Shed	1850	100	B 100	880	Avg.	65%	100%	100%	572
6,930 SFLA							Outbuilding Total		449,929

Accpt Land	302,400	Accepted Bldg	843,600	Total	1,146,000

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/20/2020
Sale Price	1,080,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B2649P0136		
Reference 2	U-08-005/00 7738686524		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-FARM HARDWOOD	255.00	6,885	100%		6,885
Total Acres 27.00					Land Total	6,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1850	104	C 100	1,514	Avg.	65%	100%	100%	984
Wood Deck	1850	170	C 100	2,355	Fair	42%	100%	100%	989
CAMP OR CABIN...	1850	238	C 100	6,778	Avg-	57%	100%	100%	3,863
Swimming Pool	1850	0	C 100	7,209	Poor	25%	25%	100%	450
ONE STORY FRAME 8,120 SFLA	1850	1190	C 100	93,355	C Gr	25%	100%	100%	23,339
							Outbuilding Total		29,625

Accpt Land	6,900	**Accepted Bldg**	29,600	**Total**	36,500

Name: NEW ERA 2014, LLC.
DAVID J JONES (MANAGING MEMBER)
Map/Lot: U09-003
Account: 1562
Location: 28 FLOOD AVENUE

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	302,400	843,600	1,146,000	302,400	843,600	1,146,000
2	6,900	29,600	36,500	6,900	29,600	36,500
TOTAL	309,300	873,200	1,182,500	309,300	873,200	1,182,500

Map/Lot: R03-043-E
Account: 2083 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Semi-Improved

Sale Data

Sale Date	12/15/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2235P02900		
Reference 2	R-03-043/E		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33				Land Total		50,325

Accpt Land	50,300	**Accepted Bldg**	0	**Total**	50,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/09/2005
Sale Price	27,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3533P0253		
Reference 2	R-3-15-H		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00					Land Total	40,500

Accpt Land	40,500	**Accepted Bldg**	0	**Total**	40,500

Map/Lot: R04-002-002
Account: 2437 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #2

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/19/2021
Sale Price	1
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-002		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	1994	14X66	D 100	80,784	Avg-	56%	50%	100%	22,519
Wood Deck		2018	60	C 100	952	Avg.	92%	100%	100%	876
924 SFLA								Outbuilding Total		23,395

Accpt Land	0	**Accepted Bldg**	23,400	**Total**	23,400

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1999
Sale Price	48,000
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	

Reference 1	B2424P0013		
Reference 2	R-09-007/02 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	85%		212,500
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
0.35	Acres-Waterfront Rear	16,250.00	5,688	100%		5,688
Total Acres 1.35				Land Total		243,188

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,216 Sqft	Grade B 110	Base	248,470
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	4		
Baths	3	Half Baths	1	Plumbing	21,556
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,780
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	280,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	252,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2003	288	B 110	33,741	Avg.	90%	100%	100%	30,367
1 Story/BASEMENT	2003	971	B 110	113,756	Avg.	90%	100%	100%	102,380
Frame Garage	2003	1024	B 110	42,218	Avg.	90%	100%	100%	37,996
Wood Deck	2004	949	C 100	12,288	Avg.	91%	100%	100%	11,182
Frame Bay Window	2003	51	B 110	5,061	Avg.	90%	100%	100%	4,555
Unfinished Attic	2003	971	B 110	6,695	Avg.	90%	100%	100%	6,026
Unfinished Attic	2003	1024	B 110	7,060	Avg.	90%	100%	100%	6,354
3,438 SFLA						Outbuilding Total			198,860

Accpt Land	243,200	**Accepted Bldg**	451,600	**Total**	694,800

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1703P0146
Reference 2	R-02-015/D0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.38	Acres-Rear Land 1-10	2,500.00	3,450	100%		3,450
Total Acres 2.38					Land Total	52,950

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 105	Base	165,067
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-18,787
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	149,262

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	128,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	450	C 105	6,221	Avg.	86%	100%	100%	5,350
Frame Garage	1998	1040	C 100	33,829	Avg.	88%	100%	100%	29,770
Frame Shed	1991	64	D 100	421	Avg.	84%	100%	100%	354
1,344 SFLA							Outbuilding Total		35,474

Accpt Land	53,000	**Accepted Bldg**	163,800	**Total**	216,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	10/18/2002
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2933P0055 (10/02)		
Reference 2	R-04-11/B2		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
7.00	R 20+-Rear 20+	625.00	4,375	100%		4,375
Total Acres 27.00				Land Total		41,875

Accpt Land	41,900	**Accepted Bldg**	0	**Total**	41,900

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1992
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1837P0149		
Reference 2	R-02-015/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.67	Acres-Rear Land 1-10	2,500.00	6,675	100%		6,675
Total Acres 3.67					Land Total	56,175

Dwelling Description **Replacement Cost New**

Log	One & 3/4 Story	864 Sqft	Grade B 100	Base	184,569
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	189,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	153,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1979	132	C 100	5,838	Avg.	78%	0%	100%	0
Open Frame Porch	1979	288	C 100	7,576	Avg.	78%	0%	100%	0
Wood Deck	1979	280	C 100	3,758	Avg.	78%	0%	100%	0
1.75 ST GARAGE..	1979	616	C 100	53,785	Avg.	78%	0%	100%	0
Frame Garage	1979	672	C 100	23,350	Avg.	78%	100%	100%	18,213
1,512 SFLA							Outbuilding Total		18,213

Accpt Land	56,200	**Accepted Bldg**	171,700	**Total**	227,900

Map/Lot: R06-028
Account: 857 Card: 1 of 1 Location: 161 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	12/18/2019
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2651P0194		
Reference 2	R-06-028/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	100%		52,500
2.00	Acres-Commercial 1-20	4,750.00	9,500	100%		9,500
Total Acres 4.00				Land Total		114,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1960	2326	C 100	154,739	Avg.	69%	100%	100%	106,770
BSMT	1960	2326	C 100	35,588	Avg.	69%	100%	100%	24,556
OFFICE WOOD.....	1998	1948	C 100	129,591	Avg.	88%	100%	100%	114,040
BSMT	1998	1948	C 100	29,805	Avg.	88%	100%	100%	26,228
APT	1998	870	C 100	57,877	Avg.	88%	70%	100%	35,652
Open Frame Porch	1960	48	C 100	1,501	Avg.	69%	100%	100%	1,036
Wood Deck	1998	112	C 100	1,615	Avg.	88%	100%	100%	1,421
Frame Garage	1998	484	C 100	17,998	Avg.	88%	100%	100%	15,838
PAVING.....	1998	7000	C 100	14,840	Avg.	88%	50%	100%	6,530
							Outbuilding Total		332,071

Accpt Land 114,400 **Accepted Bldg** 332,100 **Total** 446,500

Neighborhood	SOUTHWEST	**Sale Data**	
Zoning/Use	RESIDENTIAL	Sale Date	12/01/1998
Topography	Level	Sale Price	92,000
Utilities	Drilled WellSeptic System	Sale Type	Land & Buildings
Street	Paved	Financing	
		Verified	Public Record
		Validity	
Reference 1	B2421P0200		
Reference 2	R-07-075/08 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0 OPEN SPACE 0		
Exemption(s)	50 0 0 Land Schedule 108		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.43	Acres-Rear Land 1-10	2,500.00	1,075	100%		1,075
Total Acres 1.43				Land Total		42,325

Dwelling Description				**Replacement Cost New**	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	141,224
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	145,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	119,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1983	160	C 100	2,228	Avg.	82%	100%	100%	1,827
Frame Garage	1983	400	C 100	15,605	Avg.	80%	100%	100%	12,484
Frame Shed	1983	64	D 100	421	Avg.	80%	100%	100%	337
Open Frame Porch	1983	24	C 100	894	Avg.	82%	100%	100%	733
1,232 SFLA						Outbuilding Total			15,381

Accpt Land	42,300	**Accepted Bldg**	134,700	**Total**	177,000

Map/Lot: R07-039
Account: 968 Card: 1 of 1 Location: 285 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/23/2021
Sale Price	320,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3736P0067		
Reference 2	R-07-039/00 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Sites-Mobile Home Site	15,875.00	269,875	100%		269,875
2.00	Acres-Base Homesite Value	41,250.00	82,500	10%		8,250
2.00	Acres-HS Size Adj	4,125.00	8,250	100%		8,250
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000
Total Acres 5.20				Land Total		294,375

Land	249,600	**Accepted Bldg**	0	**Total**	249,600

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/27/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3985P0049		
Reference 2	U-01-072/00 0000000000		
Tran/Land/Bldg	1 1 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.20	Acres-Influence W Size Adj	21,875.00	4,375	100%		4,375
Total Acres 0.20				Land Total		223,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
UTILITY BLDG....	1960	1892	C 100	125,631	Avg.	69%	100%	100%	86,685
						Outbuilding Total			86,685

Land	189,200	**Accepted Bldg**	86,700	**Total**	275,900

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/16/2016
Sale Price	32,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B4249P0112		
Reference 2	U-17-004-B		
Tran/Land/Bldg	0 2 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.55	Acres-Commercial 1-20	15,875.00	8,731	100%		8,731
Total Acres 1.55				Land Total		167,106

Accpt Land	167,100	**Accepted Bldg**	0	**Total**	167,100

Map/Lot: R06-007-A
Account: 820 Card: 1 of 1 Location: ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/31/2023
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0954P0172		
Reference 2	R-06-007/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 39.00				Land Total		96,875

Accpt Land	96,900	**Accepted Bldg**	0	**Total**	96,900

Map/Lot: R07-094
Account: 2804 Card: 1 of 1 Location: OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	04/12/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
5.90	R 20+-Rear 20+	625.00	3,688	100%		3,688
Total Acres 26.90				Land Total		82,438

Accpt Land 82,400 **Accepted Bldg** 0 **Total** 82,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/19/2024
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3963P0175		
Reference 2	R-3-9-B		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 39.00				Land Total		98,250

Accpt Land	98,300	**Accepted Bldg**	0	**Total**	98,300

Map/Lot: U13-031-001
Account: 1721 Card: 1 of 1 Location: 14 WARD BROOK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/09/2003
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3220P0154 (01/04)		
Reference 2	U-13-031/01 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
0.50	Acres-HS Size Adj	3,750.00	1,875	100%		1,875
Total Acres 0.50					Land Total	58,125

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	Base	123,968
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	126,950

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	107,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	368	C 105	5,124	Avg.	85%	100%	100%	4,355
1.50 ST SHED....	1990	144	D 100	1,084	Avg-	74%	100%	100%	802
1,152 SFLA						Outbuilding Total			5,157

Accpt Land	58,100	**Accepted Bldg**	113,100	**Total**	171,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/16/2011
Sale Price	101,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4460P0199		
Reference 2	R-03-041/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.80	Acres-HS Size Adj	4,500.00	3,600	100%		3,600
Total Acres 0.80				Land Total		48,600

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	768 Sqft	Grade C 105	Base	143,731
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Above Average	Typical	143,731

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	107,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1840	112	C 105	3,278	Avg+	75%	100%	100%	2,458
Encl Frame Porch	1840	144	C 105	6,644	Avg+	75%	100%	100%	4,983
Wood Deck	1985	70	C 105	1,134	Avg+	75%	100%	100%	850
Frame Garage	1990	528	C 100	19,250	Avg.	84%	100%	100%	16,170
Frame Shed	1974	120	D 100	789	Avg.	76%	100%	100%	600
1,536 SFLA						Outbuilding Total			25,061

Accpt Land	48,600	**Accepted Bldg**	132,900	**Total**	181,500

Map/Lot: R02-038-H1
Account: 271 Card: 1 of 1 Location: 198 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/03/2017
Sale Price	139,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1617P0140		
Reference 2	R-02-038/H1 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		49,750

Dwelling Description

				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade D 100	Base	75,711
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,793
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	66,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	61,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1997	288	C 100	2,204	Fair	67%	100%	100%	1,477
CAPPED FOUNDATIO	2005	450	C 100	9,688	Avg.	91%	100%	100%	8,816
Encl Frame Porch	2015	48	D 100	2,072	Avg.	92%	100%	100%	1,906
Wood Deck	2015	72	D 100	950	Avg.	92%	100%	100%	874
768 SFLA						Outbuilding Total			13,073

Accpt Land	49,800	Accepted Bldg	74,600	Total	124,400

Map/Lot: U06-004
Account: 1505 Card: 1 of 1 Location: 64 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/21/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2103P0273		
Reference 2	U-06-004/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.16	Acres-Rear Land 1-10	2,500.00	400	100%		400
Total Acres 1.16					Land Total	49,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 100	Base	144,106
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-15,308
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	128,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	117,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	70	C 100	1,080	Avg.	91%	100%	100%	983
Wood Deck	2005	142	C 100	1,998	Avg.	91%	100%	100%	1,818
Frame Garage	1982	336	C 100	13,782	Avg.	80%	100%	100%	11,026
Frame Shed	1950	108	C 100	826	Avg.	65%	100%	100%	537
1,232 SFLA						Outbuilding Total			14,364

Accpt Land	49,900	Accepted Bldg	131,600	Total	181,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/03/2024
Sale Price	520,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3334P0039 (07/04)		
Reference 2	R-01-030/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.41	Acres-Rear Land 11-20	1,250.00	1,763	100%		1,763
Total Acres 12.41					Land Total	76,263

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,447 Sqft	Grade C 100	Base	169,254
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-19,263
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	154,251

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	141,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 S BRICK	2016	36	C 100	3,078	Avg.	92%	100%	100%	2,832
Frame Garage	2016	576	C 100	20,616	Avg.	92%	100%	100%	18,967
Wood Deck	2016	440	C 100	5,798	Avg.	92%	100%	100%	5,334
1,483 SFLA						Outbuilding Total			27,133

Accpt Land	76,300	**Accepted Bldg**	169,000	**Total**	245,300

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/05/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1224P0151 B4072P0305		
Reference 2	U-01-058/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	120%		262,500
0.10	Acres-Influence W Size Adj	21,875.00	2,188	100%		2,188
Total Acres 0.10				Land Total		264,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1900	2260	C 100	226,839	Fair	42%	100%	100%	95,272
APT	1900	960	D 100	54,924	Avg-	57%	80%	100%	25,046
BSMT UNFINISHED.	1900	1600	D 100	16,525	Good	80%	100%	100%	13,220
APT	2023	576	C 100	38,319	Avg.	92%	100%	100%	35,253
1 Story/BASEMENT	2023	576	C 100	53,345	Avg.	92%	100%	100%	49,077
BSMT FINISHED...	2023	576	C 100	30,772	Avg.	92%	100%	100%	28,310
576 SFLA						Outbuilding Total			246,178

Land	224,500	**Accepted Bldg**	246,200	**Total**	470,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/22/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3397P0236 (11/04)		
Reference 2	R-03-009/002		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.01	Acres-Rear Land 1-10	2,500.00	5,025	100%		5,025
Total Acres 3.01					Land Total	54,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	816	C 100	27,451	Avg.	90%	100%	100%	24,706
								Outbuilding Total	24,706

Accpt Land	54,500	**Accepted Bldg**	24,700	**Total**	79,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/22/2004
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3397P0236 (11/04)		
Reference 2	R-03-009/003		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.41	Acres-Rear Land 11-20	1,250.00	3,013	100%		3,013
Total Acres 3.41					Land Total	52,513

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,364 Sqft	Grade B 100	Base	183,477
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	57,612
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Above Average	Typical	249,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	239,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	672	B 100	26,852	Avg.	90%	100%	100%	24,167
Open Frame Porch	2003	44	B 100	1,610	Avg.	90%	100%	100%	1,449
Open Frame Porch	2003	132	B 100	4,171	Avg.	90%	100%	100%	3,754
Wood Deck	2003	132	C 100	1,870	Avg.	90%	100%	100%	1,683
Wood Deck	2004	324	C 100	4,319	Avg.	91%	100%	100%	3,930
1,364 SFLA						Outbuilding Total			34,983

Accpt Land	52,500	**Accepted Bldg**	274,300	**Total**	326,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/13/2018
Sale Price	24,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B3674P0166 B3955P0144		
Reference 2	R-3-9/4		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.76	Acres-Rear Land 1-10	2,500.00	6,900	100%		6,900
Total Acres 3.76					Land Total	47,400

Accpt Land	47,400	**Accepted Bldg**	0	**Total**	47,400

Map/Lot: U03-024
Account: 1426 Card: 1 of 1 Location: 133 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	U-03-024/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
4.47	Acres-Waterfront Rear	16,250.00	72,637	100%		72,637
Total Acres 5.47					Land Total	313,262

Dwelling Description **Replacement Cost New**

Other	Two Story	2,808 Sqft	Grade B 105	Base	598,302
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-45,138
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-45,138
Rooms	20	HEARTH			
Bedrooms	16	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	-1,715
Attic	Floor & Stairs			Attic	7,222
FirePlaces	4			Fireplace	15,458
Insulation	Minimal			Insulation	-12,037
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1811	0	Obsolete	Obsolete	Average	Inadeq.	516,954

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	65%	71%	100%	238,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1811	416	B 105	39,406	Avg.	65%	71%	100%	18,186
Frame Shed	1984	80	B 105	740	Avg.	65%	71%	100%	342
6,032 SFLA							Outbuilding Total		18,528

Accpt Land	313,300	Accepted Bldg	257,100	Total	570,400

Map/Lot: U17-004
Account: 1777 Card: 1 of 2 Location: 695 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/08/2005
Sale Price	234,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1	B3769P0315		
Reference 2	U-17-004/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
0.59	Acres-Commercial 20+	2,125.00	1,254	100%		1,254
Total Acres 2.59				Land Total		318,379

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FAST FOOD	2010	2464	B 105	445,254	Avg.	92%	100%	100%	409,634
CONVENIENCE STORE	2010	2464	B 105	255,648	Avg.	92%	100%	100%	235,196
STORE FRAME.....	2010	2240	B 105	271,485	Avg.	92%	100%	100%	249,766
BANK CANOPY	2010	1120	B 105	33,282	Avg.	92%	100%	100%	30,619
PNEUMATIC SYSTEM	2010	1	C 100	26,739	Avg.	92%	100%	100%	24,600
DRIVE-UP WINDOW #	2010	1	B 105	11,742	Avg.	92%	100%	100%	10,803
DRIVE THRU CAR	2021	520	B 100	41,449	Avg.	92%	100%	100%	38,133
						Outbuilding Total			998,751

Accpt Land	318,400	**Accepted Bldg**	998,800	**Total**	1,317,200

Map/Lot: U17-004
Account: 1777 Card: 2 of 2 Location: 695 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/08/2005
Sale Price	234,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1	B3769P0315		
Reference 2	U-17-004/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SINGLE LIGHT....	2010	8	C 100	12,200	Avg.	92%	100%	100%	11,224
PAVING.....	2010	10500	C 100	22,260	Avg.	92%	100%	100%	20,479
							Outbuilding Total		31,703

Accpt Land	0	**Accepted Bldg**	31,700	**Total**	31,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	318,400	998,800	1,317,200	318,400	998,800	1,317,200
2	0	31,700	31,700	0	31,700	31,700
TOTAL	318,400	1,030,500	1,348,900	318,400	1,030,500	1,348,900

Map/Lot: R03-054-004
Account: 391 Card: 1 of 1 Location: 856 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/26/2002
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2816P0161		
Reference 2	R-03-054/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		50,000

Dwelling Description

Colonial	Two Story	736 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	NOVELTY	Masonry Trim	None	Base	166,669
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,544
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	148,837

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	120,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	144	C 105	11,861	Avg.	81%	100%	100%	9,607
1.25 ST GARAGE..	1980	576	C 100	31,914	Avg.	79%	100%	100%	25,212
Wood Deck	1980	448	C 105	6,195	Avg.	81%	100%	100%	5,018
Frame Shed	1980			----SOUND VALUE----					200
1,616 SFLA						Outbuilding Total			40,037

Accpt Land	50,000	Accepted Bldg	160,600	Total	210,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/27/2018
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4520P0069		
Reference 2	R-03-069/11 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.46	Acres-Rear Land 1-10	2,500.00	1,150	100%		1,150
Total Acres 1.46					Land Total	41,650

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	161,466

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	148,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	676	C 100	23,464	Avg.	92%	100%	100%	21,587
Frame Garage	2022	392	D 100	13,225	Avg.	92%	100%	100%	12,167
1,344 SFLA						Outbuilding Total			33,754

Accpt Land	41,700	**Accepted Bldg**	182,300	**Total**	224,000

Map/Lot: R01-021
Account: 88 Card: 1 of 1 Location: 51 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/04/2015
Sale Price	116,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4449P0204
Reference 2	R-01-021/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description — **Replacement Cost New**

Conventional	One Story	758 Sqft	Grade C 100	Base	84,440
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,709
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,615
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	81,346

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	52,061

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	128	B 95	10,971	Avg+	78%	100%	100%	8,557
Encl Frame Porch	1960	121	B 95	5,888	Avg+	78%	100%	100%	4,593
Frame Garage	1960	576	B 95	22,524	Avg.	69%	100%	100%	15,542
Frame Shed	1980	140	C 100	1,071	Fair	57%	100%	100%	610
Frame Shed	1960	150	C 100	1,148	Poor	30%	100%	100%	344
Frame Shed	1960	168	B 95	1,405	Poor	30%	100%	100%	422
886 SFLA							Outbuilding Total		30,068

Accpt Land	52,000	**Accepted Bldg**	82,100	**Total**	134,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved
Reference 1	B1325P0222
Reference 2	U-07-013/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.69	Acres-HS Size Adj	4,500.00	3,105	100%		3,105
Total Acres 0.69					Land Total	48,105

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 105	Base	146,539
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,444
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,948
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	186,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	149,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1977	252	C 105	20,759	Avg.	80%	100%	100%	16,607
3/4S AD/GAR.....	1977	576	C 105	42,981	Avg.	80%	100%	100%	34,385
Wood Deck	1977	216	C 105	3,089	Avg.	80%	100%	100%	2,471
1,764 SFLA						Outbuilding Total			53,463

Accpt Land	48,100	Accepted Bldg	203,000	Total	251,100

Map/Lot: U21-009-001-A10
Account: 2331 Card: 1 of 1 Location: 96 CHEWONKI NECK RD UNIT A10

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/15/2004
Sale Price	36,592
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0025 (06/04)		
Reference 2	HANGAR UNIT A10		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Map/Lot: U01-124
Account: 1262 Card: 1 of 1 Location: 37 PLEASANT STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/28/2021
Sale Price	397,352
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0614P0112		
Reference 2	U-01-124/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.25	Acres-HS Size Adj	13,750.00	3,438	100%		3,438
Total Acres 0.25				Land Total		140,938

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	759 Sqft	Grade B 95	Base	150,753
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,151
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	88% Forced Warm	Cooling	0% None	Heat	-1,325
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,654
Attic	Floor & Stairs			Attic	1,766
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-294
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Average	Typical	150,403

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	97,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1880	169	B 95	4,988	Avg.	65%	100%	100%	3,242
ONE STORY FRAME	1900	200	B 95	17,141	Avg.	65%	100%	100%	11,142
1.25 ST GARAGE..	1970	528	C 100	29,605	Avg.	74%	100%	100%	21,908
Wood Deck	1970	120	C 100	1,718	Avg.	74%	100%	100%	1,271
Encl Frame Porch	2002	80	C 100	3,715	Avg.	90%	100%	100%	3,344
1,718 SFLA						Outbuilding Total			40,907

Accpt Land	140,900	**Accepted Bldg**	138,700	**Total**	279,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/12/2014
Sale Price	119,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4757P0231		
Reference 2	R-03-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	One & 1/2 Story	780 Sqft	Grade B 100	Base	137,896
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	147,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	134,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT 1,560 SFLA	2004	390	B 100	41,536	Avg.	91%	100%	100%	37,798
							Outbuilding Total		37,798

Accpt Land	51,300	**Accepted Bldg**	172,400	**Total**	223,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	SHORE RES PROTEC
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	07/24/2020
Sale Price	221,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3245P0008 (03/04)		
Reference 2	R-04-017/B0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
4.70	Acres-Rear Land 1-10	2,500.00	11,750	100%		11,750
2.00	Acres-Wasteland	75.00	150	100%		150
Total Acres 7.70					Land Total	50,400

Dwelling Description | **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	30%			Unfinished	-22,577

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	155,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	141,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	96	D 100	1,214	Fair	70%	100%	100%	850
UA/Fr/B	2004	168	B 95	18,145	Avg.	91%	100%	100%	16,512
Open Frame Porch	2004	96	B 95	2,969	Avg.	91%	100%	100%	2,702
Frame Garage	2005	896	B 95	32,479	Fair	71%	100%	100%	23,060
Unfinished Attic	2005	896	B 95	5,335	Fair	71%	100%	100%	3,788
1,235 SFLA							Outbuilding Total		46,912

Accpt Land	50,400	**Accepted Bldg**	188,200	**Total**	238,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/01/1993
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1850P0121		
Reference 2	U-13-031/04 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
0.51	Acres-HS Size Adj	3,750.00	1,913	100%		1,913
Total Acres 0.51					Land Total	58,163

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	161,466

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	138,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	120	C 100	1,718	Avg.	85%	100%	100%	1,460
Frame Shed	1993	112	D 100	736	Fair	64%	100%	100%	471
Frame Garage	1993	400	C 100	15,605	Avg.	85%	100%	100%	13,264
1,344 SFLA							Outbuilding Total		15,195

Accpt Land	58,200	**Accepted Bldg**	154,100	**Total**	212,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2013
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4657P0062		
Reference 2	R-03-029/A0		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.03	Acres-Rear Land 1-10	2,500.00	5,075	100%		5,075
Total Acres 3.03				Land Total		54,575

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,232 Sqft	Grade C 105	Base	144,106
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	144,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	128,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2000	90	D 100	592	Avg-	79%	100%	100%	468
1SFr Overhang	1999	76	C 100	5,962	Avg.	88%	100%	100%	5,247
AB.GR. POOL.....	2018	18	C 100	1,250	Avg.	92%	100%	100%	1,150
1,308 SFLA						Outbuilding Total			6,865

Accpt Land	54,600	**Accepted Bldg**	135,100	**Total**	189,700

Map/Lot: U01-115
Account: 1253 Card: 1 of 1 Location: 10 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/29/2021
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4647P0105		
Reference 2	U-01-115/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.15	Acres-Influence W Size Adj	21,875.00	3,281	100%		3,281
Total Acres 0.15				Land Total		222,031

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	640 Sqft	Grade B 95	Base	107,488
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1815	2009	GOOD	GOOD	Average	Typical	102,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	66,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	234	B 95	20,056	Avg.	65%	100%	100%	13,036
ONE STORY FRAME	1900	117	B 100	10,555	Avg.	65%	0%	100%	0
Wood Deck	1990	140	B 95	2,155	Avg.	65%	100%	100%	1,401
ONE STORY FRAME	1950	112	B 95	9,599	Avg.	65%	100%	100%	6,239
1,423 SFLA						Outbuilding Total			20,676

Accpt Land	222,000	**Accepted Bldg**	87,600	**Total**	309,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/29/2017
Sale Price	405,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4058P0027		
Reference 2	U-01-107/00 0000000000		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.21	Acres-Influence W Size Adj	21,875.00	4,594	100%		4,594
Total Acres 0.21				Land Total		223,344

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	750 Sqft	Grade B 100	Base	142,105
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	721 Sqft, Grade D	Basement Gar	None	Fin Bsmt	34,515
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	14	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	16,330
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	202,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	152,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	1225	B 100	130,468	Avg+	75%	100%	100%	97,851
Open Frame Porch	1960	35	B 100	1,349	Avg+	75%	100%	100%	1,012
Open Frame Porch	1960	144	B 100	4,521	Avg+	75%	100%	100%	3,391
Frame Garage	1960	288	B 100	14,279	Avg+	75%	100%	100%	10,709
Unfin Basement	1960	288	B 100	1,656	Avg+	75%	100%	100%	1,242
Wood Deck	1890	132	B 100	2,150	Avg+	75%	100%	100%	1,612
Wood Deck	1890	55	B 100	1,022	Avg+	75%	100%	100%	766
2S Open Fr Porch	1890	32	B 100	2,055	Avg+	75%	100%	100%	1,541
2,537 SFLA						Outbuilding Total			118,124

Accpt Land	223,300	**Accepted Bldg**	270,200	**Total**	493,500

Map/Lot: R03-069-006
Account: 427 Card: 1 of 1 Location: 31 HILLTOP DRIVE

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1996
Sale Price	18,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	DIV DECREE WESDC-FM-2023-0280		
Reference 2	R-03-069/06 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade C 105	Base	147,381
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	130,607

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	114,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1996	144	D 100	948	Avg.	87%	100%	100%	825
Wood Deck	1998	324	C 105	4,535	Avg.	88%	100%	100%	3,991
1,200 SFLA						Outbuilding Total			4,816

Accpt Land	38,500	**Accepted Bldg**	119,800	**Total**	158,300

Map/Lot: R05-128-F
Account: 11 Card: 1 of 1 Location: 32 CLARKS POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/08/2019
Sale Price	37,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4752P0077		
Reference 2	R-05-128-F		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.80	Acres-Rear Land 1-10	2,500.00	7,000	100%		7,000
Total Acres 3.80				Land Total		51,688

Dwelling Description **Replacement Cost New**

Conventional	One Story	1,188 Sqft	Grade C 100	Base	132,342
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,815
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	116,527

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	65%	100%	69,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	36	C 100	1,198	Avg.	92%	65%	100%	716
Frame Shed	2000	320	D 100	2,105	Fair	68%	100%	100%	1,431
1,188 SFLA						Outbuilding Total			2,147

Accpt Land	51,700	Accepted Bldg	71,800	Total	123,500

Map/Lot: R05-037-C
Account: 607 Card: 1 of 1 Location: 127 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Low
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/25/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2582P0196		
Reference 2	R-05-037/C0 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.86	Acres-HS Size Adj	3,500.00	3,010	100%		3,010
Total Acres 0.86				Land Total		38,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2012	192	C 100	2,635	Avg.	92%	100%	100%	2,424
Frame Shed	1978	240	E 100	1,359	Poor	42%	100%	100%	571
Frame Shed	2005	168	C 100	1,285	Avg.	91%	100%	100%	1,169
SLAB.....	2008	480	C 100	1,500	Avg.	92%	100%	100%	1,380
							Outbuilding Total		5,544

Accpt Land	38,000	**Accepted Bldg**	5,500	**Total**	43,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/12/2023
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2095P0144 B4686P0105		
Reference 2	R-02-044/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Ranch	One Story	975 Sqft	Grade C 95	Base	108,342
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-12,331
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Below Average	Typical	96,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	58,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	176	C 95	13,118	Avg-	61%	100%	100%	8,002
Wood Deck	1950	335	C 95	4,236	Avg-	61%	100%	100%	2,584
Wood Deck	1950	48	C 95	760	Avg-	61%	100%	100%	464
Frame Shed	1950	96	D 100	632	Fair	42%	0%	100%	0
1,151 SFLA						Outbuilding Total			11,050

Accpt Land	49,500	**Accepted Bldg**	69,600	**Total**	119,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Semi-Improved

Sale Data

Sale Date	07/07/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3709P0054		
Reference 2	R-04-014/00 9044462899		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
20.00	R 20+-Rear 20+	625.00	12,500	100%		12,500
Total Acres 40.00				Land Total		50,000

Accpt Land 50,000 **Accepted Bldg** 0 **Total** 50,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1072P0099
Reference 2	R-01-038/A0 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 1.15				Land Total		49,875

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	124,054
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	126,894

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	104,053

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1983	144	C 100	2,024	Avg.	82%	100%	100%	1,660
1.50 ST GARAGE..	1983	672	C 100	49,710	Avg.	80%	100%	100%	39,768
1,344 SFLA						Outbuilding Total			41,428

Accpt Land	49,900	Accepted Bldg	145,500	Total	195,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1070P0044 B4700P0183
Reference 2	R-01-034/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	109,082
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,719
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	135,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	104,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	160	C 100	2,228	Avg.	77%	100%	100%	1,716
Frame Garage	1982	432	C 100	16,516	Avg.	80%	100%	100%	13,213
Frame Shed	1982	162	C	0	Avg.	80%	0%	100%	0
Frame Shed	2009	96	C 100	735	Avg.	92%	100%	100%	676
Wood Deck	2000	192	E 95	1,852	Avg.	89%	100%	100%	1,648
960 SFLA						Outbuilding Total			17,253

Accpt Land	49,500	Accepted Bldg	121,800	Total	171,300

Map/Lot: R01-007-B
Account: 57 Card: 1 of 1 Location: 122 RUMERILL ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1999
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2524P144B2765P25		
Reference 2	R-01-007/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.14	Acres-Rear Land 1-10	2,500.00	350	100%		350
Total Acres 1.14					Land Total	49,850

Dwelling Description

				Replacement Cost New	
Log	Two Story	768 Sqft	Grade C 105	Base	165,291
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	2013	TYPICAL	TYPICAL	Average	Typical	172,746

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	145,107

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1986	144	C 100	1,101	Avg.	82%	100%	100%	903
Wood Deck	1998	120	C 100	1,718	Avg.	88%	100%	100%	1,512
Frame Shed	2009	60	D 100	395	Avg.	92%	100%	100%	363
1S AD/GAR.....	2013	672	C 105	59,384	Avg.	92%	100%	100%	54,633
Encl Frame Porch	2013	100	C 105	4,759	Avg.	92%	100%	100%	4,378
Patio	2013	390	C 100	3,918	Avg.	92%	100%	100%	3,605
2 STORY GARAGE	2020	840	C 100	47,838	Avg.	92%	100%	100%	44,011
Encl Frame Porch	2021	200	C 100	8,612	Avg.	92%	100%	100%	7,923
1,536 SFLA							Outbuilding Total		117,328

Accpt Land	49,900	**Accepted Bldg**	262,400	**Total**	312,300

Neighborhood	RURAL NORTHWEST		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities			
Street	Proposed		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Sale Data

Sale Date	02/02/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
0.44	Acres-Rear Land 11-20	1,250.00	550	100%		550
Total Acres 10.44				Land Total		25,550

Accpt Land	25,600	**Accepted Bldg**	0	**Total**	25,600

Map/Lot: R03-072
Account: 443 Card: 1 of 1 Location: 629 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0636P0303
Reference 2	R-03-072/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.04	Acres-Rear Land 1-10	2,500.00	2,600	100%		2,600
Total Acres 2.04					Land Total	52,100

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,036 Sqft	Grade C 100	Base	121,180
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	125,638

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	96,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	320	C 100	4,268	Avg.	79%	100%	100%	3,372
Frame Garage	1986	816	C 100	27,451	Avg.	82%	100%	100%	22,510
1,036 SFLA							Outbuilding Total		25,882

Accpt Land	52,100	Accepted Bldg	122,600	Total	174,700

Map/Lot: R04-016
Account: 524 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	11/22/2019
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4768P0060		
Reference 2	R-04-016/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
196.56	R 20+-Rear 20+	625.00	122,850	100%		122,850
Total Acres 216.56				Land Total		160,350

Accpt Land 160,400 **Accepted Bldg** 0 **Total** 160,400

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	06/27/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1908P0188 B4188P0272 B4794P0194		
Reference 2	R-04-015/A0 SER #MY8761421		
Tran/Land/Bldg	4 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 2 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
9.41	Acres-Rear Land 1-10	2,500.00	23,525	100%		23,525
Total Acres 10.41					Land Total	62,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2000	128	C 100	979	Avg.	89%	100%	100%	871
Frame Shed	2000	96	C 100	735	Avg.	89%	100%	100%	654
CARPORT.....	2006	200	C 100	3,324	Avg.	92%	100%	100%	3,058
								Outbuilding Total	4,583

Accpt Land	62,000	**Accepted Bldg**	4,600	**Total**	66,600

Name: PAGE, NEIL T J/T
PAGE, LISA A

Map/Lot: R04-015-A

Account: 522 Card: 2 of 2 Location: 122 CLARK DRIVE

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	06/27/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1908P0188 B4188P0272
Reference 2	R-04-015/A0 SER #MY8761421
Tran/Land/Bldg	4 0 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 2 0 Land Schedule 104

Dwelling Description

Cape Cod	One & 1/2 Story	1,408 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	216,453
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,112	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	220,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	203,056

Accpt Land	0	Accepted Bldg	203,100	Total	203,100

Name: PAGE, NEIL T J/T
PAGE, LISA A

Map/Lot: R04-015-A
Account: 522
Location: 122 CLARK DRIVE

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	62,000	4,600	66,600	62,000	4,600	66,600
2	0	203,100	203,100	0	203,100	203,100
TOTAL	62,000	207,700	269,700	62,000	207,700	269,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	U-11-025
Tran/Land/Bldg	0 3 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
8.50	Acres-Rear Land 1-10	2,500.00	21,250	100%		21,250
Total Acres 9.50				Land Total		68,925

Accpt Land 68,900 **Accepted Bldg** 0 **Total** 68,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/29/2019
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	U-01-006/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.50	Acres-HS Size Adj	13,750.00	6,875	100%		6,875
Total Acres 0.50				Land Total		144,375

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,258 Sqft	Grade B 105	Base	250,275
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-14,156
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,429
Attic	Floor & Stairs			Attic	3,236
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1858	0	TYPICAL	TYPICAL	Average	Typical	242,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	157,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	1858	24	B 105	2,274	Avg.	65%	100%	100%	1,478
Open Frame Porch	1858	64	B 105	2,302	Avg.	65%	100%	100%	1,496
Encl Frame Porch	1858	24	B 105	1,728	Avg.	65%	100%	100%	1,123
Frame Garage	1978	360	B 105	17,468	Avg.	65%	100%	100%	11,354
Frame Shed	1978	60	D 100	395	Fair	56%	100%	100%	221
Frame Shed	1978	140	D 100	921	Avg.	78%	100%	100%	718
2,226 SFLA						Outbuilding Total			16,390

Accpt Land	144,400	**Accepted Bldg**	174,200	**Total**	318,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/24/2009
Sale Price	252,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4193P0003		
Reference 2	U-17-001/J		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.18	Acres-Rear Land 1-10	2,500.00	450	100%		450
Total Acres 1.18				Land Total		76,763

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,597 Sqft	Grade C 100	Base	245,508
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	252,608

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	227,347

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2003	576	C 100	43,210	Avg.	90%	100%	100%	38,889
Open Frame Porch	2003	84	C 100	2,412	Avg.	90%	100%	100%	2,171
Wood Deck	2004	128	C 100	1,820	Avg.	91%	100%	100%	1,656
Frame Garage	2004	360	C 100	14,466	Avg.	91%	100%	100%	13,164
ONE STORY FRAME	2004	70	C 100	5,491	Avg+	96%	100%	100%	5,271
Open Frame Porch	2004	110	C 100	3,071	Avg.	91%	100%	100%	2,795
ONE STORY FRAME	2004	98	C 100	7,688	Avg+	96%	100%	100%	7,380
2,564 SFLA						Outbuilding Total			71,326

Accpt Land	76,800	**Accepted Bldg**	298,700	**Total**	375,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/16/2021
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2402P0289		
Reference 2	U-05-029/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.55	Acres-HS Size Adj	4,500.00	2,475	100%		2,475
Total Acres 0.55					Land Total	83,475

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	711 Sqft	Grade B 100	Base	128,212
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1818	2012	OLD TYPE	Old Type	Average	Typical	133,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	86,522

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1850	126	B 100	13,419	Avg.	65%	100%	100%	8,722
Frame Bay Window	2012	12	B 100	1,082	Avg.	92%	100%	100%	995
Open Frame Porch	1818	96	B 100	3,124	Avg.	65%	100%	100%	2,031
1 Story/BASEMENT	1818	336	B 100	35,785	Avg.	65%	100%	100%	23,260
2 STORY GARAGE	1818	352	B 100	23,054	Avg.	65%	100%	100%	14,985
Wood Deck	1990	60	B 100	1,095	Avg.	65%	100%	100%	712
Wood Deck	2012	300	B 100	4,615	Avg.	92%	100%	100%	4,246
1,540 SFLA							Outbuilding Total		54,951

Accpt Land	83,500	**Accepted Bldg**	141,500	**Total**	225,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/27/2022
Sale Price	405,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0676P0062		
Reference 2	U-01-097/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14				Land Total		139,425

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	700 Sqft	Grade B 95	Base	126,000
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,757
Attic	Full Finished			Attic	12,993
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Average	Typical	146,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	95,388

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	238	B 95	20,399	Avg.	65%	100%	100%	13,259
Frame Bay Window	1880	18	B 95	1,544	Avg.	65%	100%	100%	1,004
Encl Frame Porch	1880	12	B 95	1,028	Avg.	65%	100%	100%	668
Open Frame Porch	1880	80	B 95	2,525	Avg.	65%	100%	100%	1,641
Frame Shed	1940	170	C 100	1,300	Avg.	65%	100%	100%	845
1,481 SFLA						Outbuilding Total			17,417

Accpt Land	139,400	**Accepted Bldg**	112,800	**Total**	252,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	10/19/2017
Sale Price	10,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B2739P0152 B3601P034		
Reference 2	U-23-001/A		
Tran/Land/Bldg	9 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	41,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1977	14X70	D 100	84,690	Fair	30%	50%	100%	12,704
14' Mobile Home	1977	14X70	D 100	84,690	Fair	30%	50%	100%	12,704
12' Mobile Home	1977	12X45	D 100	51,862	Fair	30%	50%	100%	7,779
Frame Shed	1977	50	D 100	329	Fair	56%	100%	100%	184
2,500 SFLA							Outbuilding Total		33,371

Accpt Land	41,300	**Accepted Bldg**	33,400	**Total**	74,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2018
Sale Price	104,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1083P0063		
Reference 2	R-03-050/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38					Land Total	50,450

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,148 Sqft	Grade B 95	Base	146,701
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Below Average	Typical	163,197

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	110,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1969	624	B 95	53,480	Good	86%	75%	100%	34,495
Encl Frame Porch	1969	192	B 95	9,052	Avg-	68%	100%	100%	6,155
Patio	1990	160	D 100	1,478	Fair	63%	100%	100%	931
1,772 SFLA							Outbuilding Total		41,581

Accpt Land	50,500	Accepted Bldg	152,600	Total	203,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL NW
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Gravel

Sale Data

Sale Date	03/27/2017
Sale Price	168,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3773P0263		
Reference 2	R-1-35-D1	LOT #1 HARD WAY SUB. PLAN	
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%	Topography	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.10	Acres-Rear Land 1-10	2,500.00	5,250	100%		5,250
Total Acres 3.10					Land Total	32,250

Dwelling Description

Cape Cod	One & 1/2 Story	572 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	101,124
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	1,576
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	107,599

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	98,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2008	468	B 100	49,844	Avg.	92%	100%	100%	45,856
Frame Shed	2018	120	D 100	789	Avg.	92%	100%	100%	726
ONE STORY FRAME	2020	160	B 100	14,435	Avg.	92%	100%	100%	13,280
1,486 SFLA							Outbuilding Total		59,862

Accpt Land	32,300	**Accepted Bldg**	158,900	**Total**	191,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/16/2004
Sale Price	178,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3346P0009 (08/04)		
Reference 2	U-23-024/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.66	Acres-HS Size Adj	3,750.00	2,475	100%		2,475
Total Acres 0.66				Land Total		39,975

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	155,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	116,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	160	B 95	13,714	Avg.	75%	100%	100%	10,286
Wood Deck	1965	205	B 95	3,060	Avg.	75%	100%	100%	2,295
Frame Garage	1965	576	C 100	20,616	Avg.	71%	100%	100%	14,637
1,672 SFLA						Outbuilding Total			27,218

Accpt Land	40,000	**Accepted Bldg**	143,900	**Total**	183,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	07/27/2023
Sale Price	287,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2067P0024
Reference 2	U-11-008/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05					Land Total	41,375

Dwelling Description				**Replacement Cost New**	
Ranch	One Story	1,196 Sqft	Grade C 105	Base	146,890
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	151,363

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	118,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1973	32	C 105	625	Avg.	78%	100%	100%	488
Frame Garage	1973	672	C 100	23,350	Avg.	75%	100%	100%	17,512
1,196 SFLA							Outbuilding Total		18,000

Accpt Land	41,400	**Accepted Bldg**	136,100	**Total**	177,500

Map/Lot: R05-087
Account: 708 Card: 1 of 1 Location: 278 ALNA ROAD

Neighborhood	RURAL NORTH
Tree Growth	1998
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	09/14/2007
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4383P0253		
Reference 2	R-05-087/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	80%	Topography	35,000
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
15.00	R 20+-Rear 20+	625.00	9,375	100%		9,375
Total Acres 36.00					Land Total	86,250

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	Two Story	272 Sqft	Grade B 100	Base	55,753
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,164
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,221
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	52,634

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	48,423

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME 1,040 SFLA	2008	496	B 100	44,748	Avg.	92%	100%	100%	41,168
						Outbuilding Total			41,168

Accpt Land	86,300	**Accepted Bldg**	89,600	**Total**	175,900

Neighborhood	SOUTHWEST
Zoning/Use	SHORE RES PROTEC RES
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/12/2002
Sale Price	144,919
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3142P0197 (09/03)		
Reference 2	R-08-001/A1		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00				Land Total		63,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	182,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	164,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	64	B 95	1,096	Avg.	90%	100%	100%	986
Wood Deck	2003	320	B 95	4,661	Avg.	90%	100%	100%	4,195
Frame Shed	2003	140	C 100	1,071	Avg.	90%	100%	100%	964
Frame Shed	2005	80	D 100	526	Avg-	81%	100%	100%	426
Wood Deck	2009	350	C 100	4,650	Avg-	82%	100%	100%	3,813
1,764 SFLA						Outbuilding Total			10,384

Accpt Land	63,800	**Accepted Bldg**	174,700	**Total**	238,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2547P0031
Reference 2	R-03-015/D0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08					Land Total	49,700

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	792 Sqft	Grade B 95	Base	135,677
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,519
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,335
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	117,823

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	98,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	502	B 95	7,196	Avg.	84%	100%	100%	6,045
Frame Shed	1988	96	D 100	632	Avg.	83%	100%	100%	525
Frame Shed	1988	96	D 100	632	Avg.	83%	100%	100%	525
Frame Shed	1988	84	D 100	552	Avg.	83%	100%	100%	458
Encl Frame Porch	1988	50	B 95	2,721	Avg.	84%	100%	100%	2,286
AB.GR. POOL.....	1988	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,188 SFLA							Outbuilding Total		11,077

Accpt Land	49,700	**Accepted Bldg**	110,000	**Total**	159,700

Map/Lot: R04-010-A10
Account: 1933 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #10

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	10/30/2020
Sale Price	20,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	W-010	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2010	14X66	D 100	80,784	Avg.	90%	50%	100%	36,353
Wood Deck	2021	80	C 100	1,208	Avg.	92%	100%	100%	1,111
Wood Deck	2021	80	C 100	1,208	Avg.	92%	100%	100%	1,111
924 SFLA							Outbuilding Total		38,575

Accpt Land	0	**Accepted Bldg**	38,600	**Total**	38,600

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/18/2022
Sale Price	140,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3798P0228 B3932P0007		
Reference 2	R-02-014/A1 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.90	Acres-Rear Land 1-10	2,500.00	12,250	100%		12,250
Total Acres 5.90					Land Total	61,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	117,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	101,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	120	C 105	9,885	Avg.	86%	100%	100%	8,501
Open Frame Porch	1992	72	C 105	2,214	Avg.	86%	100%	100%	1,904
Frame Shed	2007	168	C 100	1,285	Avg.	92%	100%	100%	1,182
Frame Shed	1950	168	C 100	1,285	Fair	42%	100%	100%	540
Frame Shed	1960	170	C 100	1,300	Fair	46%	100%	100%	598
Frame Shed	2009	256	D 100	1,685	Avg-	82%	100%	100%	1,382
1,080 SFLA							Outbuilding Total		14,107

Accpt Land	61,800	**Accepted Bldg**	115,500	**Total**	177,300

Map/Lot: U22-014
Account: 1864 Card: 1 of 1 Location: 208 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/08/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2414P0103		
Reference 2	U-22-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.44	Acres-Rear Land 1-10	2,500.00	1,100	100%		1,100
Total Acres 1.44				Land Total		46,475

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade B 95	Base	157,436
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	162,090

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	126,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	117	C 100	5,226	Avg.	75%	100%	100%	3,920
Wood Deck	1972	264	C 100	3,554	Avg.	75%	100%	100%	2,666
Frame Garage	1972	896	C 100	29,729	Avg.	75%	100%	100%	22,297
1,232 SFLA						Outbuilding Total			28,883

Accpt Land	46,500	Accepted Bldg	155,300	Total	201,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/24/2011
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4386P0308		
Reference 2	R-07-055/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.33	Acres-HS Size Adj	4,125.00	1,361	100%		1,361
Total Acres 0.33				Land Total		42,611

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,000 Sqft	Grade C 100	Base	161,529
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	165,789

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	111,079

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1945	400	C 100	37,045	Avg.	67%	100%	100%	24,820
Frame Garage	1945	400	C 100	15,605	Avg.	67%	100%	100%	10,455
1SFr Overhang	1945	26	C 100	2,040	Avg.	67%	100%	100%	1,367
Frame Shed	1945	100	E 100	566	Fair	42%	100%	100%	238
2,176 SFLA						Outbuilding Total			36,880

Accpt Land	42,600	**Accepted Bldg**	148,000	**Total**	190,600

Map/Lot: R05-001-B
Account: 553 Card: 1 of 1 Location: 15 CRONKS LANE

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1994
Sale Price	100,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2174P0209
Reference 2	R-05-001/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00					Land Total	65,625

Dwelling Description **Replacement Cost New**

Log	One Story	936 Sqft	Grade C 105	Base	125,905
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	125,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	101,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	576	C 100	4,406	Avg-	70%	100%	100%	3,084
Wood Deck	1980	48	C 105	840	Avg.	81%	100%	100%	680
936 SFLA						Outbuilding Total			3,764

Accpt Land	65,600	**Accepted Bldg**	105,700	**Total**	171,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/14/2019
Sale Price	16,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4286P0133		
Reference 2	R-01-017/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	966 Sqft	Grade C 100	Base	80,709
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,860
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	72,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	66,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2021	48	C 100	800	Avg.	92%	100%	100%	736
Frame Shed	2021	100	D 100	658	Avg.	92%	100%	100%	605
Canopy	2021	80	D 100	949	Avg.	92%	100%	100%	873
966 SFLA						Outbuilding Total			2,214

Accpt Land	49,500	**Accepted Bldg**	68,600	**Total**	118,100

Map/Lot: U01-108
Account: 1246 Card: 1 of 1 Location: 5 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/15/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3039P0197 (04/03)		
Reference 2	U-01-108/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.18	Acres-Influence W Size Adj	21,875.00	3,938	100%		3,938
Total Acres 0.18				Land Total		222,688

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,370 Sqft	Grade B 95	Base	171,569
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	870 Sqft, Grade B	Basement Gar	None	Fin Bsmt	52,907
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	17,065
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	1987	TYPICAL	TYPICAL	Average	Typical	248,513

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	77%	87%	100%	166,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	728	B 95	62,394	Avg.	77%	87%	100%	41,797
Open Frame Porch	1980	50	B 95	1,696	Avg.	77%	90%	100%	1,175
Encl Frame Porch	2001	170	B 95	8,072	Avg.	77%	90%	100%	5,594
Frame Shed	1980	40	B 95	335	Avg.	77%	90%	100%	232
Canopy	1980	285	B 95	4,021	Avg.	77%	90%	100%	2,786
2,098 SFLA						Outbuilding Total			51,584

Accpt Land	222,700	**Accepted Bldg**	218,100	**Total**	440,800

Map/Lot: U07-011
Account: 1540 Card: 1 of 1 Location: 197 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Reference 1	B1026P0118		
Reference 2	U-07-011/00 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
14.62	R 20+-Rear 20+	625.00	9,138	100%		9,138
Total Acres 38.62				Land Total		99,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfin Basement	2016	864	C 100	4,320	Avg.	92%	100%	100%	3,974
ONE STORY FRAME	2016	280	C 100	21,966	Avg.	92%	40%	100%	8,084
2S Frame Garage	2016	1368	C 100	64,770	Avg.	92%	65%	100%	38,732
2S Frame Garage	2016	440	C 100	25,121	Avg.	92%	65%	100%	15,022
Canopy	2018	240	E 100	2,304	Avg.	92%	75%	100%	1,590
280 SFLA						Outbuilding Total			67,402

Accpt Land 99,900 **Accepted Bldg** 67,400 **Total** 167,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B2618P0034
Reference 2	U-07-002/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.16	Acres-Rear Land 1-10	2,500.00	5,400	100%		5,400
Total Acres 3.16					Land Total	54,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,320 Sqft	Grade C 105	Base	162,119
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-4,305
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1981	TYPICAL	TYPICAL	Average	Typical	162,287

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	105,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	240	C 105	19,769	Avg.	65%	100%	100%	12,850
1 Story/BASEMENT	1940	108	C 105	10,502	Avg.	65%	100%	100%	6,826
Encl Frame Porch	1940	176	C 105	8,015	Avg.	65%	100%	100%	5,210
Frame Garage	1940	496	D 100	15,771	Avg.	65%	100%	100%	10,251
Wood Deck	1940	232	C 105	3,302	Avg.	65%	100%	100%	2,146
Frame Shed	1940	496	D 100	3,264	Avg.	65%	100%	100%	2,122
Frame Shed	1940	320	D 100	2,105	Avg-	57%	100%	100%	1,200
Wood Deck	2001	400	C 100	5,288	Avg.	89%	100%	100%	4,706
Frame Shed	1940	40	C 100	306	Avg.	65%	100%	100%	199
1,668 SFLA							Outbuilding Total		45,510

Accpt Land	54,900	Accepted Bldg	151,000	Total	205,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/24/2017
Sale Price	299,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4463P0267		
Reference 2	R-06-006/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.25	Acres-Rear Land 11-20	1,250.00	2,813	100%		2,813
Total Acres 13.25					Land Total	124,063

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,040 Sqft	Grade B 100	Base	193,188
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	468 Sqft, Grade B	Basement Gar	None	Fin Bsmt	29,958
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	243,549

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	209,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1993	143	B 100	12,901	Avg.	86%	100%	100%	11,095
1 Story/BASEMENT	1993	44	B 100	4,686	Avg.	86%	100%	100%	4,030
Open Frame Porch	1993	411	B 100	12,294	Avg.	86%	100%	100%	10,573
3/4S AD/GAR.....	1993	650	B 100	52,500	Avg.	86%	100%	100%	45,150
1.75 ST GARAGE..	1993	936	B 100	93,984	Avg.	86%	100%	100%	80,826
2,007 SFLA						Outbuilding Total			151,674

Accpt Land	124,100	**Accepted Bldg**	361,100	**Total**	485,200

Map/Lot: U21-009-001-D1
Account: 1150 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT D1

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/26/2018
Sale Price	107,564
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	HANGAR AT AIRPORT		
Reference 2	BILL OF SALE 4/26/2018		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2014			- - - - S O U N D		V A L U E - - - -			67,400
Unfinished Attic	2014			- - - - S O U N D		V A L U E - - - -			1,800
							Outbuilding Total		69,200

Accpt Land	0	**Accepted Bldg**	69,200	**Total**	69,200

Map/Lot: R07A-012
Account: 2135 Card: 1 of 1 Location: 23 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/28/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #12 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.42	Acres-Shallow WF Size Adj	27,500.00	11,550	100%		11,550
Total Acres 0.42				Land Total		286,550

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1,435 Sqft	Grade B 100	Base	266,562
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	4,613
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	16,330
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	294,844

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	92%	50%	100%	135,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	114	B 100	12,141	Avg.	92%	50%	100%	5,585
Open Frame Porch	2006	104	B 100	3,356	Avg.	92%	50%	100%	1,544
Open Frame Porch	2006	162	B 100	5,045	Avg.	92%	50%	100%	2,320
Open Frame Porch	2006	114	B 100	3,649	Avg.	92%	50%	100%	1,678
1 Story/BASEMENT	2006	48	B 100	5,111	Avg.	92%	50%	100%	2,351
1 Story/BASEMENT	2006	196	B 100	20,875	Avg.	92%	50%	100%	9,603
1 Story/BASEMENT	2006	132	B 100	14,059	Avg.	92%	50%	100%	6,467
ONE STORY FRAME	2006	112	B 100	10,104	Avg.	92%	50%	100%	4,648
BSMT ENTRY.....	2006	20	C 100	306	Avg.	92%	50%	100%	141
3,113 SFLA							Outbuilding Total		34,337

Land	243,000	**Bldg Override**	144,200	**Total**	387,200

Map/Lot: R07A-015
Account: 2167 Card: 1 of 1 Location: 29 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/28/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #15 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.47	Acres-Shallow WF Size Adj	27,500.00	12,925	100%		12,925
Total Acres 0.47				Land Total		287,925

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,245 Sqft	Grade B 100	Base	255,193
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Evaporative	Heat	4,574
Rooms	5	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	272,831

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	92%	50%	100%	125,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2007	117	B 100	3,735	Avg.	92%	50%	100%	1,718
Open Frame Porch	2007	126	B 100	3,998	Avg.	92%	50%	100%	1,839
BSMT ENTRY.....	2007	25	C 100	382	Avg.	92%	50%	100%	176
ONE STORY FRAME	2007	126	B 100	11,368	Avg.	92%	50%	100%	5,230
1 Story/BASEMENT	2007	78	B 100	8,308	Avg.	92%	50%	100%	3,822
Open Frame Porch	2007	78	B 100	2,600	Avg.	92%	50%	100%	1,196
2,694 SFLA						Outbuilding Total			13,981

Land	244,100	**Bldg Override**	118,300	**Total**	362,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1556P0314
Reference 2	R-08-001/01 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		41,275

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1152 Sqft, Grade C	Basement Gar	None	Fin Bsmt	67,331
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1999	TYPICAL	TYPICAL	Average	Typical	189,709

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	149,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1999	648	C 100	60,012	Avg.	88%	100%	100%	52,811
Wood Deck	1975	48	C 100	800	Avg.	76%	100%	100%	608
3/4S AD/GAR.....	1999	896	C 100	61,335	Avg.	88%	100%	100%	53,975
Wood Deck	2002	96	C 100	1,411	Avg.	90%	100%	100%	1,270
Wood Deck	2002	432	C 100	5,695	Avg.	90%	100%	100%	5,126
Wood Deck	2002	48	C 100	800	Avg.	90%	100%	100%	720
Wood Deck	2002	200	C 100	2,738	Avg.	90%	100%	100%	2,464
Wood Deck	1975	56	C 105	946	Avg.	79%	100%	100%	747
1,608 SFLA						Outbuilding Total			117,721

Accpt Land 41,300 **Accepted Bldg** 267,600 **Total** 308,900

Map/Lot: R02-028-A
Account: 233 Card: 1 of 1 Location: 451 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1997
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2442P0208		
Reference 2	R-02-028/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	51,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1993	14X76	C 100	120,960	Avg.	63%	50%	100%	38,304
Frame Garage	1993	624	B 100	25,281	Avg.	85%	100%	100%	21,489
SLAB.....	1993	1064	C 100	3,325	Avg.	85%	100%	100%	2,826
1,064 SFLA								Outbuilding Total	62,619

Accpt Land	51,000	**Accepted Bldg**	62,600	**Total**	113,600

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3396P0183 (11/04)
Reference 2	R-2-18/B
Tran/Land/Bldg	0 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40					Land Total	55,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1989	14X66	C 100	107,910	Avg.	56%	50%	100%	30,061
SLAB.....	1989	1466	C 100	4,581	Avg.	83%	100%	100%	3,802
Frame Shed	2002	384	C 100	2,938	Avg.	90%	100%	100%	2,644
ONE STORY FRAME	2003	224	C 100	17,572	Avg.	90%	100%	100%	15,815
Frame Garage	1989	576	C 100	20,616	Avg.	83%	100%	100%	17,111
Frame Shed	1989	192	C 100	1,469	Avg.	83%	100%	100%	1,219
Frame Shed	1989	180	C 100	1,378	Avg.	83%	100%	100%	1,144
ONE STORY FRAME	1989	64	C 100	5,021	Avg.	83%	100%	100%	4,167
ONE STORY FRAME	2007	400	C 100	31,380	Avg.	92%	100%	100%	28,870
Frame Garage	1989	264	C 100	11,732	Avg.	83%	100%	100%	9,738
1,612 SFLA							Outbuilding Total		114,571

Accpt Land	55,500	**Accepted Bldg**	114,600	**Total**	170,100

Neighborhood 1

Zoning/Use	SHORE STREAM PRO RU
Topography	
Utilities	
Street	

Reference 1	
Reference 2	
Tran/Land/Bldg	0 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2007	400	C	0	Avg.	92%	100%	100%	0
1,612 SFLA						Outbuilding Total			0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	55,500	114,600	170,100	55,500	114,600	170,100
2	0	0	0	0	0	0
TOTAL	55,500	114,600	170,100	55,500	114,600	170,100

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Below Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/26/2022
Sale Price	900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4498P0153		
Reference 2	U-01-073/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.12	Acres-Influence W Size Adj	21,875.00	2,625	100%		2,625
Total Acres 0.12					Land Total	221,375

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,092 Sqft	Grade B 95	Base	192,705
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	2005	TYPICAL	TYPICAL	Above Average	Typical	213,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	177,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2005	48	B 100	2,771	Avg+	96%	100%	100%	2,660
Wood Deck	2005	198	C 100	2,712	Avg.	91%	100%	100%	2,468
1,911 SFLA						Outbuilding Total			5,128

Accpt Land	221,400	**Accepted Bldg**	182,600	**Total**	404,000

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/26/2022
Sale Price	0
Sale Type	Other
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	55 0 0	Land Schedule	101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2012			- - - - S O U N D	V A L U E - - - -				1,100
							Outbuilding Total		1,100

Accpt Land	0	**Accepted Bldg**	1,100	**Total**	1,100

Map/Lot: R03-069-005
Account: 426 Card: 1 of 1 Location: 27 HILLTOP DRIVE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/27/2012
Sale Price	110,349
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4564P0280
Reference 2	R-03-069/05 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	972 Sqft	Grade B 95	Base	171,529
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	176,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	155,041

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	24	B 95	539	Avg.	88%	100%	100%	474
AB.GR. POOL.....	1996	1	B 95	1,365	Avg.	88%	100%	100%	1,201
Wood Deck	2004	288	B 95	4,216	Avg.	88%	100%	100%	3,710
Frame Shed	2004	240	B 95	2,006	Avg.	88%	100%	100%	1,765
1,701 SFLA						Outbuilding Total			7,150

Accpt Land	49,500	**Accepted Bldg**	162,200	**Total**	211,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/07/2020
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2717P0175		
Reference 2	U-21-015/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		47,875

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,620 Sqft	Grade D 100	Base	116,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,106
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	122,507

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	100,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1989	128	D 100	841	Avg.	83%	100%	100%	698
Wood Deck	2002	424	C 100	5,594	Avg.	90%	100%	100%	5,035
1,620 SFLA						Outbuilding Total			5,733

Accpt Land	47,900	Accepted Bldg	106,200	Total	154,100

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Gravel

Sale Data

Sale Date	06/28/2002
Sale Price	169,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2882P0244		
Reference 2			
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.70	Acres-Rear Land 11-20	1,250.00	13,375	100%		13,375
Total Acres 21.70				Land Total		87,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn 1S	1980	2880	B 100	97,025	Avg.	79%	100%	100%	76,650
						Outbuilding Total			76,650

Accpt Land	87,900	**Accepted Bldg**	76,700	**Total**	164,600

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	04/13/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4512P0227		
Reference 2	R-1-44/M		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
48.03	R 20+-Rear 20+	625.00	30,019	100%		30,019
Total Acres 69.03				Land Total		117,019

Dwelling Description **Replacement Cost New**

Modern/Contemp.	Two Story	2,043 Sqft	Grade B 110	Base	460,638
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	TYPICAL	Average	Typical	469,620

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	422,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	624	B 110	27,810	Avg.	90%	100%	100%	25,029
Open Frame Porch	2003	133	B 110	4,621	Avg.	90%	100%	100%	4,159
Open Frame Porch	2003	192	B 110	6,510	Avg.	90%	100%	100%	5,859
Frame Shed	2005	64	C 100	490	Avg.	91%	100%	100%	446
Wood Deck	2023	528	C 100	6,920	Avg.	92%	100%	100%	6,366
4,086 SFLA						Outbuilding Total			41,859

Accpt Land	117,000	**Accepted Bldg**	464,500	**Total**	581,500

Map/Lot: U03-007-B
Account: 2645 Card: 1 of 1 Location: 146 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/23/2023
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.50	Acres-HS Size Adj	13,750.00	6,875	100%		6,875
Total Acres 0.50				Land Total		144,375

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 100	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	122,165

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	112,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	70	C 100	1,080	Avg.	92%	100%	100%	994
1,008 SFLA						Outbuilding Total			994

Accpt Land	144,400	**Accepted Bldg**	113,400	**Total**	257,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1584P0073
Reference 2	R-01-044/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 105	Base	154,337
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	154,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	132,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	248	C 105	3,518	Avg.	86%	100%	100%	3,025
Wood Deck	2000	144	C 100	2,024	Avg.	89%	100%	100%	1,801
Frame Shed	2006	48	C 100	368	Fair	71%	100%	100%	261
AB.GR. POOL.....	1991	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2008	192	C 105	1,542	Avg.	92%	100%	100%	1,419
Frame Garage	2014	1280	C 105	42,698	Avg.	92%	100%	100%	39,282
1,232 SFLA							Outbuilding Total		47,026

Accpt Land	50,800	Accepted Bldg	179,800	Total	230,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	06/28/2019
Sale Price	46,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4043P0152		
Reference 2	U-13-019/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,482 Sqft	Grade D 100	Base	106,485
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-21,492
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,482	Insulation	-2,262
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Fair	Typical	86,395

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	64%	50%	100%	27,646

Accpt Land	41,300	**Accepted Bldg**	27,600	**Total**	68,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	12/02/2016
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4346P0271		
Reference 2	R-05-127/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	10%	Restrictio	34,375
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
1.29	Acres-Waterfront Rear	16,250.00	20,963	100%		20,963
Total Acres 2.29					Land Total	89,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Finished Attic	2018	312	C 100	6,264	Avg.	92%	100%	100%	5,763
Frame Garage	2018	312	C 100	13,099	Avg.	92%	100%	100%	12,051
Frame Shed	0			- - - - S O U N D V A L U E - - - -					2,000
125 SFLA							Outbuilding Total		19,814

Accpt Land	89,700	**Accepted Bldg**	19,800	**Total**	109,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/15/2017
Sale Price	248,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.30	Acres-Rear Land 1-10	2,500.00	5,750	100%		5,750
Total Acres 3.30					Land Total	50,438

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	740 Sqft	Grade C 95	Base	108,073
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,047
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,096
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	120,216

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	68,523

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	480	C 95	35,774	Avg-	57%	100%	100%	20,391
Wood Deck	1960	180	C 95	2,359	Avg-	57%	100%	100%	1,345
Encl Frame Porch	1900	280	C 95	11,284	Avg-	57%	100%	100%	6,432
Frame Shed	1900	420	C 95	3,052	Avg-	57%	100%	100%	1,740
Frame Garage	1900	480	C 100	17,884	Avg.	65%	100%	100%	11,625
ONE STORY FRAME	1900	210	C 95	15,651	Avg-	57%	100%	100%	8,921
Frame Shed	1900	40	C 95	291	Avg-	57%	100%	100%	166
1,800 SFLA							Outbuilding Total		50,620

Accpt Land	50,400	**Accepted Bldg**	119,100	**Total**	169,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2024			- - - - S O U N D V A L U E - - - -					13,300
							Outbuilding Total		13,300

Accpt Land	0	**Accepted Bldg**	13,300	**Total**	13,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/23/2021
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	R-05-122/3 LOT #3 CLARK'S POINT		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10					Land Total	85,563

Accpt Land	85,600	**Accepted Bldg**	0	**Total**	85,600

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	12/27/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1433P0052		
Reference 2	U-15-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.86	Acres-HS Size Adj	6,250.00	5,375	100%		5,375
Total Acres 0.86				Land Total		61,625

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,452 Sqft	Grade C 105	Base	178,331
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	TYPICAL	TYPICAL	Above Average	Typical	184,295

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Traffic.....	81%	100%	95%	141,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	2003	220	C 100	2,291	Avg.	90%	100%	95%	1,959
1,452 SFLA						Outbuilding Total			1,959

Accpt Land	61,600	**Accepted Bldg**	143,800	**Total**	205,400

Map/Lot: U05-025-A
Account: 2148 Card: 1 of 1 Location: 59 CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/12/2004
Sale Price	57,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3376P0136		
Reference 2	U-05-025-A SER #6452		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27					Land Total	86,175

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,680	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	105,142

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	93,576

Accpt Land	86,200	Accepted Bldg	93,600	Total	179,800

Map/Lot: U13-021
Account: 1708 Card: 1 of 1 Location: 197 BEECHNUT HILL ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved
Reference 1	B0902P0114
Reference 2	U-13-021/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 54 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58				Land Total		39,675

Dwelling Description **Replacement Cost New**

Colonial	Two Story	960 Sqft	Grade B 95	Base	205,630
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	213,387

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	166,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1973	216	B 95	3,214	Avg.	78%	100%	100%	2,507
Frame Garage	1973	236	B 95	11,946	Avg.	78%	100%	100%	9,318
Frame Garage	1973	480	C 100	17,884	Avg.	75%	100%	100%	13,413
Frame Shed	1973	200	C 100	1,530	Avg.	75%	100%	100%	1,148
Encl Frame Porch	2005	120	C 105	5,615	Avg.	91%	100%	100%	5,110
Open Frame Porch	1973	32	B 95	1,199	Avg.	78%	100%	100%	935
Frame Shed	2010	140	C 100	1,071	Avg.	92%	100%	100%	985
1,920 SFLA						Outbuilding Total			33,416

Accpt Land 39,700 **Accepted Bldg** 199,900 **Total** 239,600

Map/Lot: R04-010-A25
Account: 1945 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #25

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2014
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0000P0000		
Reference 2	W-025	0000000000	
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1975	168	C 100	1,285	Avg.	76%	100%	100%	977
Wood Deck	1975	49	C 100	812	Avg-	67%	100%	100%	544
Wood Deck	1975	96	C 100	1,411	Avg-	67%	100%	100%	945
Frame Shed	1975	64	D 100	421	Avg.	76%	100%	100%	320
14' Mobile Home	1976	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
924 SFLA							Outbuilding Total		14,904

Accpt Land	0	**Accepted Bldg**	14,900	**Total**	14,900

Map/Lot: R01-035-F
Account: 1974 Card: 1 of 1 Location: 30 SERENITY DRIVE

Neighborhood	RURAL WEST
Zoning/Use	RURAL NW
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/05/2004
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3374P0106 (10/04)
Reference 2	R-01-035-F
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.96	Acres-Rear Land 11-20	1,250.00	2,450	100%		2,450
Total Acres 12.96					Land Total	76,950

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 105	Base	132,643
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	122,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	111,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2004	40	C 100	3,138	Avg.	91%	100%	100%	2,856
1S AD/GAR.....	2005	576	C 100	49,079	Avg.	91%	100%	100%	44,662
AB.GR. POOL.....	2004	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2005	88	C 100	1,310	Avg.	91%	100%	100%	1,192
1,120 SFLA						Outbuilding Total			49,948

Accpt Land	77,000	**Accepted Bldg**	161,000	**Total**	238,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public Sewer
Street	Paved
Reference 1	B1719P0135
Reference 2	U-09-012/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.30	Acres-HS Size Adj	3,750.00	1,125	100%		1,125
Total Acres 0.30				Land Total		38,625

Dwelling Description

				Replacement Cost New	
Split Level	One Story	546 Sqft	Grade C 105	Base	63,865
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	546 Sqft, Grade C	Basement Gar	None	Fin Bsmt	31,912
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Below Average	Typical	100,250

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	76,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1991	456	C 105	44,342	Avg-	76%	100%	100%	33,700
Wood Deck	1991	24	C 105	519	Avg-	76%	100%	100%	394
Wood Deck	2021	192	C 100	2,635	Avg.	92%	100%	100%	2,424
1,002 SFLA						Outbuilding Total			36,518

Accpt Land	38,600	Accepted Bldg	112,700	Total	151,300

Map/Lot: R04-010-A19
Account: 1939 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #19

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved
Reference 1	MOBILE HOME ONLY
Reference 2	W-019 0000000000
Tran/Land/Bldg	9 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ST ADDITION..	1985	80	D 100	3,182	Fair	60%	100%	100%	1,909
Frame Shed	1985	96	C 100	735	Avg.	81%	100%	100%	595
14' Mobile Home	1984	14X76	D 100	90,549	Fair	30%	50%	100%	13,582
Frame Shed	2005	120	D 100	789	Avg.	91%	100%	100%	718
1,064 SFLA							Outbuilding Total		16,804

Accpt Land 0 **Accepted Bldg** 16,800 **Total** 16,800

Map/Lot: R01-035-C-001
Account: 2529 Card: 1 of 1 Location: POOLER PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL NW
Topography	Above StreetLevel
Utilities	NoWater/NoSewer
Street	Private

Sale Data

Sale Date	02/09/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3895P0260		
Reference 2	R-1-35C/001		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.16	Acres-Rear Land 1-10	2,500.00	10,400	100%		10,400
Total Acres 5.16				Land Total		59,900

Accpt Land 59,900 **Accepted Bldg** 0 **Total** 59,900

Map/Lot: R03-004
Account: 301 Card: 1 of 2 Location: 49 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/01/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4045P0147 B4045P0148		
Reference 2	R-03-004/00 0000000000		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70				Land Total		53,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Darian M/H	1971	12X46	D 100	52,704	Fair	30%	50%	100%	7,906
UA/Fr/B	2004	140	D 100	11,904	Fair	70%	100%	100%	8,333
Open Frame Porch	2004	112	D 100	2,684	Avg-	81%	100%	100%	2,174
Wood Deck	2004	185	C 100	2,546	Avg-	81%	100%	100%	2,062
Wood Deck	1997	179	C 100	2,470	Avg-	77%	100%	100%	1,902
ONE STORY FRAME	1994	296	D 100	19,970	Fair	65%	100%	100%	12,980
Frame Shed	1970	128	C 100	979	Avg-	65%	100%	100%	636
Frame Shed	1970	200	C 100	1,530	Avg-	65%	100%	100%	994
AB.GR. POOL.....	2008	1	C 100	1,250	Avg.	99%	100%	100%	1,238
848 SFLA						Outbuilding Total			38,225

Accpt Land	53,800	**Accepted Bldg**	38,200	**Total**	92,000

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Sale Data

Sale Date	08/01/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 STORY GARAGE	1998	1144	D 100	56,030	Avg-	78%	100%	100%	43,703
2 STORY GARAGE	1998	1040	D 100	50,936	Poor	54%	20%	100%	5,501
848 SFLA						Outbuilding Total			49,204

Accpt Land	0	**Accepted Bldg**	49,200	**Total**	49,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	53,800	38,200	92,000	53,800	38,200	92,000
2	0	49,200	49,200	0	49,200	49,200
TOTAL	53,800	87,400	141,200	53,800	87,400	141,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/04/2022
Sale Price	173,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2604P0295		
Reference 2	U-01-011/09 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	1037	B 100	150,703	Avg.	65%	100%	100%	97,957
						Outbuilding Total			97,957

Accpt Land	0	**Accepted Bldg**	98,000	**Total**	98,000

Map/Lot: U10-023
Account: 1619 Card: 1 of 1 Location: 262 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/14/2018
Sale Price	158,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2134P0231 B4550P0307	TODD	
Reference 2	U-10-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.83	Acres-Commercial Size Adj	15,875.00	13,176	100%		13,176
Total Acres 0.83					Land Total	155,676

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1941	864	C 100	57,478	Avg.	65%	100%	100%	37,361
OFFICE WOOD.....	0	315	C 100	20,955	Avg.	65%	75%	100%	10,216
Frame Shed	0			----SOUND VALUE----					600
Frame Shed	2021	160	D 100	1,052	Avg.	92%	100%	100%	968
Frame Shed	0			----SOUND VALUE----					1,500
								Outbuilding Total	50,645

Accpt Land	155,700	**Accepted Bldg**	50,600	**Total**	206,300

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0977P0099 TODD 02/08/24
Reference 2	U-10-024/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	95%	Topography	53,438
0.85	Acres-HS Size Adj	6,250.00	5,313	100%		5,313
Total Acres 0.85					Land Total	58,751

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	125,444
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Below Average	Typical	125,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	76,521

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	170	C 100	4,590	Avg-	61%	100%	100%	2,800
Encl Frame Porch	1950	48	C 100	2,410	Avg-	61%	100%	100%	1,470
Wood Deck	1980	96	C 100	1,411	Avg.	79%	100%	100%	1,115
1,224 SFLA							Outbuilding Total		5,385

Accpt Land	58,800	Accepted Bldg	81,900	Total	140,700

Map/Lot: U11-001-A
Account: 1630 Card: 1 of 1 Location: 276 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/26/2011
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4433P0298 TODD 02/08/2024		
Reference 2	U-11-001/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	95%		53,438
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		62,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X52	D 100	67,113	Avg-	40%	50%	100%	13,423
Wood Deck	2003	40	D 100	600	Fair	70%	100%	100%	420
Frame Shed	1985	160	D 100	1,052	Fair	60%	100%	100%	631
728 SFLA							Outbuilding Total		14,474

Accpt Land	62,200	**Accepted Bldg**	14,500	**Total**	76,700

Map/Lot: U18-005-A
Account: 1793 Card: 1 of 2 Location: 760 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/13/2009
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4189P0050 B4197P0224		
Reference 2	U-18-005/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
0.09	Acres-Commercial 1-20	15,875.00	1,429	100%		1,429
Total Acres 2.09				Land Total		318,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	1100	D 100	7,238	Fair	52%	50%	100%	1,882
Frame Shed	0	120	D 100	789	Fair	42%	100%	100%	331
Open Frame Porch	2003	200	D 100	4,600	Fair	70%	100%	100%	3,220
Frame Shed	2003	260	D 100	1,710	Fair	70%	100%	100%	1,197
								Outbuilding Total	6,630

Accpt Land	318,600	**Accepted Bldg**	6,600	**Total**	325,200

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/13/2009
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3403P0203B3431P0224 (01/05)		
Reference 2	U-18-005/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1960	1824	D 100	234,748	Avg-	61%	50%	100%	71,598
Encl Frame Porch	2000	63	D 100	2,599	Avg-	79%	50%	100%	1,026
Frame Shed	1960	121	E 100	685	Poor	30%	100%	100%	206
Frame Shed	2012	132	C 100	1,010	Avg.	92%	100%	100%	929
							Outbuilding Total		73,759

Accpt Land	0	**Accepted Bldg**	73,800	**Total**	73,800

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	318,600	6,600	325,200	318,600	6,600	325,200
2	0	73,800	73,800	0	73,800	73,800
TOTAL	318,600	80,400	399,000	318,600	80,400	399,000

Map/Lot: U18-005-C
Account: 1795 Card: 1 of 2 Location: 754 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B1789P0135
Reference 2	U-18-005/C0 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Commercial	142,500	142,500	100%		0
0.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1940	1616	D 100	139,492	Fair	42%	100%	100%	58,587
Open Frame Porch	0	174	D 100	4,035	Fair	42%	100%	100%	1,695
Encl Frame Porch	0	80	D 100	3,195	Fair	42%	100%	100%	1,342
Frame Shed	1940	48	D 100	316	Fair	42%	100%	100%	133
Frame Shed	1940	120	D 100	789	Fair	42%	100%	100%	331
Frame Shed	1940	144	D 100	948	Fair	42%	100%	100%	398
STORE FRAME.....	1940	672	C 100	67,450	Avg-	57%	100%	100%	38,446
Open Frame Porch	1940	224	C 100	5,956	Avg-	57%	100%	100%	3,395
						Outbuilding Total			104,327

Accpt Land 0 **Accepted Bldg** 104,300 **Total** 104,300

Neighborhood	SOUTHWEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1789P0135
Reference 2	U-18-005/C0 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2001	1004	C 100	128,374	Avg.	89%	100%	100%	114,253
Open Frame Porch	2005	330	C 100	8,640	Avg.	91%	100%	100%	7,862
Wood Deck	2005	100	C 100	1,462	Avg.	91%	100%	100%	1,330
Wood Deck	2002	132	C 100	1,870	Avg.	90%	100%	100%	1,683
Encl Frame Porch	2002	36	C 100	1,920	Avg.	90%	100%	100%	1,728
Open Frame Porch	2005	952	C 100	24,384	Avg.	91%	100%	100%	22,189
Frame Shed	2001	528	C 100	4,039	Avg.	89%	100%	100%	3,595
PAVING.....	1960	2300	C 100	4,876	Avg.	69%	50%	100%	1,682
2,008 SFLA							Outbuilding Total		154,322

Accpt Land	0	**Accepted Bldg**	154,300	**Total**	154,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	0	104,300	104,300	0	104,300	104,300
2	0	154,300	154,300	0	154,300	154,300
TOTAL	0	258,600	258,600	0	258,600	258,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	1163/77 1605/2
Reference 2	R-05-028/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.69	Acres-HS Size Adj	4,500.00	3,105	100%		3,105
Total Acres 0.69				Land Total		48,105

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade C 100	Base	166,029
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-13,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Electric	Cooling	0% None	Heat	-7,412
Rooms	4	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	33%			Unfinished	-20,876

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	124,322

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	114,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT	1974	1012	C 85	13,161	Fair	54%	75%	100%	5,330
1,086 SFLA						Outbuilding Total			5,330

Accpt Land	48,100	Accepted Bldg	119,700	Total	167,800

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/27/2023
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2010P0240		
Reference 2	R-07-088/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00					Land Total	58,750

Dwelling Description **Replacement Cost New**

Log	One Story	500 Sqft	Grade B 95	Base	69,979
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade B	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	73,082

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	60,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1984	325	B 95	32,882	Avg.	83%	100%	100%	27,292
Finished Attic	1984	325	B 95	7,129	Avg.	83%	100%	100%	5,917
Open Frame Porch	1984	216	B 95	6,285	Avg.	83%	100%	100%	5,217
Open Frame Porch	1984	160	B 95	4,738	Avg.	83%	100%	100%	3,933
1 Story/BASEMENT	1984	104	B 95	10,522	Avg.	83%	100%	100%	8,733
1.75 ST GARAGE..	1984	672	C 100	58,674	Avg.	81%	100%	100%	47,526
Frame Shed	1984	120	C 100	918	Avg.	81%	100%	100%	744
Frame Shed	1984	480	D 100	3,159	Avg-	72%	100%	100%	2,274
Frame Shed	1984	320	D 100	2,105	Avg-	72%	100%	100%	1,516
Open Frame Porch	1984	120	B 95	3,631	Avg.	83%	100%	100%	3,014
1,059 SFLA							Outbuilding Total		106,166

Accpt Land	58,800	**Accepted Bldg**	166,800	**Total**	225,600

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO
Topography	
Utilities	
Street	

Sale Data

Sale Date	02/27/2023
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2010P0240		
Reference 2	R-07-088/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	108	C 100	8,472	Avg.	88%	100%	100%	7,455
Wood Deck	2009	408	C 100	5,390	Avg.	92%	100%	100%	4,959
1,167 SFLA						Outbuilding Total			12,414

Accpt Land	0	**Accepted Bldg**	12,400	**Total**	12,400

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	58,800	166,800	225,600	58,800	166,800	225,600
2	0	12,400	12,400	0	12,400	12,400
TOTAL	58,800	179,200	238,000	58,800	179,200	238,000

Map/Lot: R08-007
Account: 1077 Card: 1 of 1 Location: 556 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0855P0279
Reference 2	R-08-007/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		55,375

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,092 Sqft	Grade B 95	Base	238,582
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,541
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-4,235
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Fair	Typical	236,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	99,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	1870	48	B 95	4,114	Fair	42%	100%	100%	1,728
Frame Garage	1870	576	D 100	17,730	Fair	42%	100%	100%	7,447
Wood Deck	2000	224	B 95	3,325	Fair	42%	100%	100%	1,396
Encl Frame Porch	2000	60	B 95	3,169	Fair	42%	100%	100%	1,331
Open Frame Porch	2000	24	B 95	976	Fair	42%	100%	100%	410
2,232 SFLA						Outbuilding Total			12,312

Accpt Land	55,400	Accepted Bldg	111,800	Total	167,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	07/01/1999
Sale Price	104,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2482P0079		
Reference 2	U-13-014/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.68	Acres-HS Size Adj	3,750.00	2,550	100%		2,550
Total Acres 0.68				Land Total		40,050

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	122,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	94,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	320	C 105	4,481	Avg.	77%	100%	100%	3,450
1 Story/BASEMENT	2020	360	C 105	35,008	Avg.	92%	100%	100%	32,207
Wood Deck	2020	128	C 105	1,911	Avg.	92%	100%	100%	1,758
Frame Shed	2016	96	C 100	735	Avg.	92%	100%	100%	676
1,320 SFLA						Outbuilding Total			38,091

Accpt Land	40,100	**Accepted Bldg**	132,500	**Total**	172,600

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/13/2009
Sale Price	161,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4174P0243		
Reference 2	R-05-065/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	90%	Corner/Loc	39,375
0.62	Acres-HS Size Adj	4,375.00	2,713	100%		2,713
Total Acres 0.62					Land Total	42,088

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,325 Sqft	Grade C 105	Base	154,984
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	1995	TYPICAL	TYPICAL	Average	Typical	159,457

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	85%	100%	95%	128,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1989	47	C 100	3,688	Avg.	83%	100%	95%	2,908
Wood Deck	1989	192	C 100	2,635	Avg.	83%	100%	95%	2,078
Wood Deck	2004	216	C 100	2,941	Avg.	91%	100%	95%	2,542
Wood Deck	2005	144	C 100	2,024	Avg.	91%	100%	95%	1,750
Frame Garage	2009	672	C 100	23,350	Avg.	92%	100%	95%	20,408
Wood Deck	2012	192	C 100	2,635	Avg.	92%	100%	95%	2,303
1,372 SFLA							Outbuilding Total		31,989

Accpt Land	42,100	**Accepted Bldg**	160,800	**Total**	202,900

Neighborhood	YOUNG'S POINT W/O WATER
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/26/2008
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3984P0302		
Reference 2	R-09-008/05 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	118,750	118,750	100%		118,750
1.00	Acres-HS Size Adj	11,875.00	11,875	100%		11,875
1.91	Acres-Rear Land 1-10	2,500.00	4,775	100%		4,775
Total Acres 2.91				Land Total		135,400

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	864 Sqft	Grade B 100	Base	176,544
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	864 Sqft, Grade B	Basement Gar	None	Fin Bsmt	55,308
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2011	GOOD	GOOD	Above Average	Typical	247,356

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	222,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	368	B 100	5,612	Avg+	90%	100%	100%	5,051
1 Story/BASEMENT	1985	176	B 100	18,745	V.G.	93%	100%	100%	17,433
1 Story/BASEMENT	2019	820	B 100	87,334	Avg.	92%	100%	100%	80,347
Open Frame Porch	2019	168	B 100	5,220	Avg.	92%	100%	100%	4,802
Frame Shed	2019	304	B 100	2,674	Avg.	92%	100%	100%	2,460
1.25 S Barn	2019	1156	B 100	47,945	Avg.	92%	100%	100%	44,109
2,508 SFLA						Outbuilding Total			154,202

Accpt Land	135,400	**Accepted Bldg**	376,800	**Total**	512,200

Map/Lot: U21-009-001-A02
Account: 2323 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT A2

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/28/2011
Sale Price	32,500
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4442P0046		
Reference 2	HANGAR UNIT A2		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				41,900
							Outbuilding Total		41,900

Accpt Land	0	**Accepted Bldg**	41,900	**Total**	41,900

Map/Lot: U21-009-001-A04
Account: 2325 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT A4

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2017
Sale Price	27,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0023 (06/04)		
Reference 2	HANGAR UNIT A4		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				34,200
							Outbuilding Total		34,200

Accpt Land	0	**Accepted Bldg**	34,200	**Total**	34,200

Map/Lot: U21-009-001-B02
Account: 2335 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT B2

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/09/2022
Sale Price	30,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4823P0121		
Reference 2	HANGAR UNIT B2		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0901P0171
Reference 2	U-23-009/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.69	Acres-HS Size Adj	3,750.00	2,588	100%		2,588
Total Acres 0.69				Land Total		40,088

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,000 Sqft	Grade C 105	Base	116,969
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	759 Sqft, Grade C	Basement Gar	None	Fin Bsmt	42,249
Heating	100% Electric	Cooling	0% None	Heat	-3,727
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	159,964

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	127,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1977	34	C 105	2,801	Avg.	80%	100%	100%	2,241
Frame Garage	1980	800	C 105	28,345	Avg.	80%	100%	100%	22,676
Wood Deck	1990	476	C 100	6,256	Avg.	84%	100%	100%	5,255
AB.GR. POOL.....	1989	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2009	160	C 100	1,224	Avg.	92%	100%	100%	1,126
1,034 SFLA						Outbuilding Total			32,536

Accpt Land	40,100	Accepted Bldg	160,500	Total	200,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1045P0067
Reference 2	U-23-028/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.92	Acres-HS Size Adj	3,750.00	3,450	100%		3,450
Total Acres 0.92				Land Total		40,950

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 105	Base	127,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	416 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,314
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,330
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	146,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	120,305

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1981	320	C 105	4,481	Avg.	82%	100%	100%	3,674
Frame Shed	1981	80	C 100	612	Avg.	79%	100%	100%	483
Encl Frame Porch	1981	30	C 105	1,759	Avg.	82%	100%	100%	1,442
Frame Shed	2022	120	D 100	789	Avg.	92%	100%	100%	726
1,040 SFLA						Outbuilding Total			6,325

Accpt Land	41,000	Accepted Bldg	126,600	Total	167,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/11/2019
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3696P0015		
Reference 2	R-03-001/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38					Land Total	50,450

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	85,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1967	20	D 100	1,090	Avg-	64%	100%	100%	698
Frame Garage	1989	448	D 100	14,596	Avg.	83%	100%	100%	12,115
960 SFLA						Outbuilding Total			12,813

Accpt Land	50,500	**Accepted Bldg**	98,200	**Total**	148,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/11/2019
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2512P0251		
Reference 2	R-03-001/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	96	D 100	6,478	Avg.	79%	100%	100%	5,118
Frame Shed	1967	160	D 100	1,052	Avg-	64%	100%	100%	673
ONE STORY FRAME	1967	672	D 100	45,338	Avg.	72%	100%	100%	32,643
1,728 SFLA						Outbuilding Total			38,434

Accpt Land	0	**Accepted Bldg**	38,400	**Total**	38,400

Name: PONZIANI, CHRISTOPHER R
ERBES, JAYDE E

Map/Lot: R03-001-A

Account: 294

Location: 177 OLD DRESDEN ROAD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	50,500	98,200	148,700	50,500	98,200	148,700
2	0	38,400	38,400	0	38,400	38,400
TOTAL	50,500	136,600	187,100	50,500	136,600	187,100

Map/Lot: R05-004
Account: 559 Card: 1 of 1 Location: 42 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/05/2013
Sale Price	69,999
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4670P0216		
Reference 2	R-05-004/00		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	80%	Topography	35,000
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.32	Acres-Rear Land 1-10	2,500.00	3,300	100%		3,300
Total Acres 2.32					Land Total	42,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	0	144	D 100	1,740	Avg-	57%	100%	100%	992
Frame Garage	0	480	D 100	15,380	Avg-	57%	100%	100%	8,767
Frame Shed	1960	49	E 100	278	Poor	30%	100%	100%	83
14' Mobile Home	1984	14X66	C 105	113,306	Avg.	50%	50%	100%	28,326
924 SFLA								Outbuilding Total	38,168

Accpt Land	42,700	**Accepted Bldg**	38,200	**Total**	80,900

Map/Lot: U04-015-A
Account: 1448 Card: 1 of 1 Location: 30 LANGDON ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/01/1992
Sale Price	26,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1800P0334		
Reference 2	U-04-015/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.67	Acres-HS Size Adj	3,500.00	2,345	100%		2,345
Total Acres 0.67				Land Total		37,345

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,188 Sqft	Grade C 105	Base	191,764
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,661
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	197,898

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	170,192

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	308	C 105	4,321	Avg.	86%	100%	100%	3,716
1,782 SFLA						Outbuilding Total			3,716

Accpt Land	37,300	**Accepted Bldg**	173,900	**Total**	211,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Dugwell/LakeSeptic System
Street	Paved

Sale Data

Sale Date	08/15/2022
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2664P0043 02/01		
Reference 2	R-03-075/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.87	Acres-Rear Land 1-10	2,500.00	2,175	100%		2,175
Total Acres 1.87				Land Total		51,675

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	217,411
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1992	TYPICAL	TYPICAL	Average	Typical	220,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	176,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1992	180	B 95	8,519	Avg.	80%	100%	100%	6,815
Frame Garage	1979	768	B 95	28,496	Avg.	80%	100%	100%	22,797
Frame Shed	1985	126	B 95	1,054	Avg.	80%	100%	100%	843
Frame Shed	1976	80	D 100	526	Fair	55%	100%	100%	289
1,960 SFLA						Outbuilding Total			30,744

Accpt Land	51,700	**Accepted Bldg**	207,200	**Total**	258,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/07/2006
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B3718P0147		
Reference 2	U-02-038/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988
Total Acres 0.29				Land Total		141,488

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,246 Sqft	Grade B 100	Base	224,686
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp None	Basement	-17,804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	Full Finished			Attic	20,364
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-3,815
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1809	2009	TYPICAL	TYPICAL	Above Average	Inadeq.	228,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	99%	90%	152,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 S Barn	1930	340	C 100	17,258	Avg.	65%	100%	90%	10,096
Frame Shed	2008	136	C 100	1,040	Avg.	92%	100%	90%	861
Wood Deck	2009	126	C 100	1,794	Avg.	92%	100%	90%	1,485
Barn 1S	2012	495	C 100	17,471	Avg.	92%	100%	90%	14,466
1,869 SFLA						Outbuilding Total			26,908

Accpt Land	141,500	**Accepted Bldg**	179,500	**Total**	321,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/03/2020
Sale Price	168,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2782P0175 (12/01)		
Reference 2	U-01-100/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.11	Acres-Influence W Size Adj	21,875.00	2,406	100%		2,406
Total Acres 0.11				Land Total		221,156

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade B 95	Base	98,674
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	..... Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,141
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,675
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	2003	OLD TYPE	TYPICAL	Below Average	Typical	96,961

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	55,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	105	B 95	10,624	Avg-	57%	100%	100%	6,056
1 Story/BASEMENT	1900	63	B 95	6,375	Avg-	57%	100%	100%	3,634
Encl Frame Porch	1900	84	B 95	4,238	Avg-	57%	100%	100%	2,416
Wood Deck	1980	56	C 100	901	Avg.	79%	100%	100%	712
Wood Deck	1980	133	D 100	1,620	Fair	57%	100%	100%	923
1.25 ST GARAGE..	1920	240	D 100	13,550	Fair	42%	100%	100%	5,691
Frame Shed	1920	180	D 100	1,185	Fair	42%	100%	100%	498
1 Story/BASEMENT	1900	176	B 95	17,808	Avg-	57%	100%	100%	10,151
Finished Attic	1763	176	D 100	3,039	Avg-	57%	100%	100%	1,732
1,278 SFLA						Outbuilding Total			31,813

Accpt Land	221,200	**Accepted Bldg**	87,100	**Total**	308,300

Name: POTTER, JOSH
POTTER, JESSICA

Map/Lot: R04-002-029

Account: 46 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #29

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/24/2021
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Related Parties

Reference 1	B0000P0000		
Reference 2	M-029	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	1986	14X66	B 100	122,760	Fair	30%	50%	100%	18,414
Wood Deck		2017	60	C 100	952	Avg.	92%	100%	100%	876
924 SFLA							Outbuilding Total			19,290

Accpt Land	0	**Accepted Bldg**	19,300	**Total**	19,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/17/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1190P0060 B3814P0022B4152P0147		
Reference 2	R-03-073/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	49,525

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2011	TYPICAL	TYPICAL	Above Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	96,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	344	C 100	4,574	Avg+	86%	100%	100%	3,934
1.75 ST GARAGE..	1980	676	C 100	59,024	Avg.	79%	100%	100%	46,629
Frame Shed	1980	100	D 100	658	Avg-	70%	100%	100%	461
960 SFLA						Outbuilding Total			51,024

Accpt Land	49,500	**Accepted Bldg**	147,600	**Total**	197,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/28/2016
Sale Price	27,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3675P0276 B4596P0236		
Reference 2	R-5-116/20		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	115%	Neighborho	68,281
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
1.11	Acres-Rear Land 1-10	2,500.00	2,775	100%		2,775
Total Acres 2.11					Land Total	76,994

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 105	Base	180,787
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	189,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	174,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2020	140	C 100	1,071	Avg.	92%	100%	100%	985
ONE STORY FRAME 1,904 SFLA	2022	224	C 105	18,451	Avg.	92%	100%	100%	16,975
						Outbuilding Total			17,960

Accpt Land	77,000	**Accepted Bldg**	192,500	**Total**	269,500

Map/Lot: R01-036
Account: 117 Card: 1 of 1 Location: 151 POOLER PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	03/14/2016
Sale Price	15,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3485P0237		
Reference 2	R-01-036/00 0000000000		
Tran/Land/Bldg	6 1 4		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%	Access	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.42	Acres-Rear Land 1-10	2,500.00	3,550	100%		3,550
Total Acres 2.42					Land Total	30,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAMP OR CABIN...	1960	320	D 100	7,836	Avg.	69%	100%	100%	5,407
Frame Shed	2001	64	D 100	421	Avg-	79%	100%	100%	333
								Outbuilding Total	5,740

Accpt Land	30,600	**Accepted Bldg**	5,700	**Total**	36,300

Map/Lot: U23-018
Account: 1913 Card: 1 of 1 Location: 11 OAK RIDGE DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1798P0109
Reference 2	U-23-018/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.47	Acres-Rear Land 1-10	2,500.00	1,175	100%		1,175
Total Acres 1.47				Land Total		42,425

Dwelling Description **Replacement Cost New**

Other	One & 3/4 Story	1,040 Sqft	Grade B 95	Base	161,872
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-7,059
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	157,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	126,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1977	428	B 95	6,166	Avg.	80%	100%	100%	4,933
Open Frame Porch	2015	192	C 100	5,146	Avg.	92%	100%	100%	4,734
1,820 SFLA						Outbuilding Total			9,667

Accpt Land	42,400	**Accepted Bldg**	136,000	**Total**	178,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/28/2021
Sale Price	39,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2086P0011		
Reference 2	R-01-001/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00				Land Total		62,000

Accpt Land	62,000	**Accepted Bldg**	0	**Total**	62,000

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/11/2024
Sale Price	799,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.59	Acres-HS Size Adj	4,062.50	2,397	100%		2,397
Total Acres 0.59				Land Total		83,647

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,824 Sqft	Grade B 100	Base	233,671
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-27,924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	213,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	196,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2023	224	B 100	6,850	Avg.	92%	100%	100%	6,302
Patio	2023	320	B 100	3,735	Avg.	92%	100%	100%	3,436
Frame Garage	2023	728	B 100	28,686	Avg.	92%	100%	100%	26,391
1,824 SFLA						Outbuilding Total			36,129

Accpt Land	83,600	**Accepted Bldg**	232,900	**Total**	316,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	05/25/2022
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4822P0195		
Reference 2	R-04-012/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02				Land Total		38,550

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 105	Base	127,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	127,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	108,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2014	768	C 100	26,084	Avg.	92%	100%	100%	23,997
1,040 SFLA						Outbuilding Total			23,997

Accpt Land	38,600	**Accepted Bldg**	132,600	**Total**	171,200

Neighborhood	YOUNG'S POINT W/O WATER
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/18/2013
Sale Price	71,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4642P0056		
Reference 2	R-09-007-G		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	118,750	118,750	100%		118,750
1.00	Acres-HS Size Adj	11,875.00	11,875	100%		11,875
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90					Land Total	135,375

Dwelling Description **Replacement Cost New**

Colonial	Two Story	784 Sqft	Grade B 110	Base	194,447
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,389
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Good	Typical	199,836

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	195,839

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2014	35	B 110	1,484	Good	98%	100%	100%	1,454
1/2S AD/GAR.....	2014	480	B 110	35,000	Good	98%	100%	100%	34,300
Frame Garage	2014	480	B 110	22,622	Good	98%	100%	100%	22,170
1,568 SFLA							Outbuilding Total		57,924

Accpt Land	135,400	**Accepted Bldg**	253,800	**Total**	389,200

Map/Lot: U07-001
Account: 1530 Card: 1 of 2 Location: 108 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	11/01/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4235P0088		
Reference 2	U-07-001/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	150%		67,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.61	Acres-Rear Land 1-10	2,500.00	6,525	100%		6,525
Total Acres 3.61					Land Total	78,525

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 105	Base	189,958
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1064 Sqft, Grade	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	3	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Obsolete	TYPICAL	Average	Typical	199,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	97%	100%	133,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	40	C 105	2,186	Avg.	69%	97%	100%	1,463
Wood Deck	1950	126	C 105	1,884	Avg.	69%	97%	100%	1,261
Frame Garage	1950	2190	D 100	57,255	Avg.	65%	100%	100%	37,216
Frame Garage	1987	630	C 100	22,155	Avg.	82%	100%	100%	18,167
2S Frame Garage	1987	1440	C 100	67,846	Avg.	82%	100%	100%	55,634
1,960 SFLA							Outbuilding Total		113,741

Accpt Land	78,500	**Accepted Bldg**	247,000	**Total**	325,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/01/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0000P0000		
Reference 2	U-07-001/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Dwelling Description

Other	One Story	572 Sqft	Grade C 90	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	52,646
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,012
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,744
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	62,402

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	43,057

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	176	C 90	6,870	Avg.	69%	100%	100%	4,740
1 Story/BASEMENT	1950	320	C 90	26,672	Avg.	69%	100%	100%	18,404
892 SFLA						Outbuilding Total			23,144

Accpt Land	0	**Accepted Bldg**	66,200	**Total**	66,200

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	78,500	247,000	325,500	78,500	247,000	325,500
2	0	66,200	66,200	0	66,200	66,200
TOTAL	78,500	313,200	391,700	78,500	313,200	391,700

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/05/2022
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4077P0140		
Reference 2	R-05-117/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	50%	Neighborho	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
1.48	Acres-Waterfront Rear	16,250.00	24,050	100%		24,050
Total Acres 2.48					Land Total	230,300

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	544 Sqft	Grade C 100	Base	85,302
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,897
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Excellent	Typical	86,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	77,999

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2022	400	C 100	31,380	Avg.	92%	100%	100%	28,870
1.25 ST GARAGE..	1990	1008	C 100	52,688	Good	92%	100%	100%	48,473
Wood Deck	2023	320	C 100	4,268	Avg.	92%	100%	100%	3,927
1,216 SFLA							Outbuilding Total		81,270

Accpt Land	230,300	**Accepted Bldg**	159,300	**Total**	389,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/29/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Related Parties

Reference 1	B0604P0343		
Reference 2	U-02-025/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	4 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.34	Acres-HS Size Adj	13,750.00	4,675	100%		4,675
Total Acres 0.34					Land Total	107,800

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,235 Sqft	Grade C 100	Base	144,457
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-219
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	151,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	113,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	143	C 100	3,906	Avg.	75%	100%	100%	2,930
Wood Deck	1985	90	D 100	1,148	Avg.	81%	100%	100%	930
Frame Garage	1996	624	C 100	21,984	Avg.	87%	95%	100%	18,170
1,235 SFLA							Outbuilding Total		22,030

Accpt Land	107,800	**Accepted Bldg**	135,700	**Total**	243,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/06/2021
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0787P0159		
Reference 2	R-03-035/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
Total Acres 0.92				Land Total		49,140

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 100	Base	123,519
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	123,519

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	97,580

Accpt Land	49,100	**Accepted Bldg**	97,600	**Total**	146,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/17/2014
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4830P0063		
Reference 2	U-13-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.53	Acres-HS Size Adj	3,750.00	1,988	100%		1,987
Total Acres 0.53				Land Total		39,487

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 105	Base	143,313
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	143,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	111,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	168	C 105	2,446	Avg.	78%	100%	100%	1,908
Frame Garage	1972	480	C 100	17,884	Avg.	75%	100%	100%	13,413
Frame Shed	2021	81	C 100	620	Avg.	92%	100%	100%	570
1,144 SFLA						Outbuilding Total			15,891

Accpt Land	39,500	**Accepted Bldg**	127,700	**Total**	167,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	RollingSteep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/23/2020
Sale Price	470,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4693P0267		
Reference 2	R-06-005/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
2.10	Acres-Rear Land 1-10	2,500.00	5,250	100%		5,250
Total Acres 3.10				Land Total		101,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,178 Sqft	Grade B 110	Base	245,519
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade B	Basement Gar	None	Fin Bsmt	38,728
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,073
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	GOOD	GOOD	Average	Typical	301,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	87%	100%	100%	262,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1994	160	B 110	20,005	Avg.	87%	100%	100%	17,404
1.50 ST GARAGE..	1994	784	B 110	72,475	Avg.	87%	100%	100%	63,053
Wood Deck	1994	480	B 110	7,979	Avg.	87%	100%	100%	6,942
Wood Deck	1994	40	B 110	882	Avg.	87%	100%	100%	767
2,302 SFLA						Outbuilding Total			88,166

Accpt Land	101,500	**Accepted Bldg**	350,300	**Total**	451,800

Map/Lot: R03-044
Account: 376 Card: 1 of 2 Location: 704 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Dugwell/LakeSeptic System
Street	Paved

Sale Data

Sale Date	08/23/2022
Sale Price	289,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0830P0288 B4446P0156		
Reference 2	R-03-044/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
9.05	Acres-Rear Land 1-10	2,500.00	22,625	100%		22,625
Total Acres 10.05					Land Total	72,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	1512	D 100	9,948	Avg.	69%	100%	100%	6,864
14' Mobile Home	2000	14X72	D 100	86,643	Avg.	77%	50%	100%	33,213
SLAB.....	2020	1008	D 100	2,709	Avg.	92%	100%	100%	2,492
Wood Deck	2020	160	D 100	1,916	Avg.	92%	100%	100%	1,763
Wood Deck	2020	192	D 100	2,266	Avg.	92%	100%	100%	2,085
1,008 SFLA							Outbuilding Total		46,417

Accpt Land	72,100	**Accepted Bldg**	46,400	**Total**	118,500

Map/Lot: R03-044
Account: 376 Card: 2 of 2 Location: 704 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Dugwell/LakeSeptic System
Street	

Sale Data

Sale Date	08/23/2022
Sale Price	289,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0830P0288		
Reference 2	R-03-044/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Dwelling Description

Other	One & 1/2 Story	384 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	T-111	Masonry Trim	None	Base	44,777
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-5,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-2,418
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	OLD TYPE	Obsolete	Fair	Typical	36,790

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	64%	74%	100%	17,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	192	D 100	2,266	Avg.	84%	100%	100%	1,903
ONE STORY FRAME	2004	320	C 100	25,104	Avg.	91%	100%	100%	22,845
Frame Shed	1990	288	D 100	1,895	Fair	64%	100%	100%	1,213
896 SFLA						Outbuilding Total			25,961

Accpt Land	0	**Accepted Bldg**	43,400	**Total**	43,400

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	72,100	46,400	118,500	72,100	46,400	118,500
2	0	43,400	43,400	0	43,400	43,400
TOTAL	72,100	89,800	161,900	72,100	89,800	161,900

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0922P0113 (DRESDEN BK/PG)
Reference 2	R-01-047
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Rear Land 1-10	2,500.00	6,750	100%		6,750
Total Acres 2.70				Land Total		6,750

Accpt Land	6,800	**Accepted Bldg**	0	**Total**	6,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/10/2019
Sale Price	199,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3013P0312 12/02		
Reference 2	U-05-025/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	86,500

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	744 Sqft	Grade B 95	Base	124,955
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Average	Typical	128,058

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	95%	79,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1870	240	B 95	24,284	Avg.	65%	100%	95%	14,996
Unfinished Attic	1870	240	B 95	1,429	Avg.	65%	100%	95%	883
ONE STORY FRAME	1870	240	B 95	20,569	Avg.	65%	100%	95%	12,701
1.50 ST BARN....	1870	1128	B 95	60,128	Avg.	65%	100%	95%	37,129
1,596 SFLA							Outbuilding Total		65,709

Accpt Land	86,500	Accepted Bldg	144,800	Total	231,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/25/2024
Sale Price	44,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2888P298 B4659P0002		
Reference 2	R-5-73-007 LOT #7 UPLAND SUB. PLAN		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%	Neighborho	43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	52,375

Accpt Land	52,400	**Accepted Bldg**	0	**Total**	52,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/30/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4689P0257 B4710P0277		
Reference 2	U-02-024/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.78	Acres-HS Size Adj	13,750.00	10,725	100%		10,725
Total Acres 0.78					Land Total	113,850

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	123,519
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	778 Sqft, Grade E	Basement Gar	None	Fin Bsmt	28,842
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	155,201

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	119,505

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1972	576	C 100	20,616	Avg.	75%	100%	100%	15,462
1,056 SFLA						Outbuilding Total			15,462

Accpt Land	113,900	**Accepted Bldg**	135,000	**Total**	248,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/10/2003
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3193P0020 (11/03)		
Reference 2	R-05-111/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	47,188

Dwelling Description

Cape Cod	One & 3/4 Story	784 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	145,634
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,003
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,702
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Good	Typical	130,828

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	124,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1995	566	B 100	48,914	Avg.	86%	100%	100%	42,066
Encl Frame Porch	1998	160	B 100	8,028	Avg.	88%	100%	100%	7,065
Res. Greenhouse	1998	90	C 100	6,972	Avg.	88%	100%	100%	6,135
Frame Shed	1995	180	C 100	1,378	Avg.	86%	100%	100%	1,185
CLUBHOUSE.....	2001	286	C 100	23,638	Avg.	89%	100%	100%	21,038
Open Frame Porch	1995	10	B 100	621	Avg.	86%	100%	100%	534
ONE STORY FRAME	2007	252	B 100	22,735	Avg.	92%	100%	100%	20,916
Patio	2007	180	C 100	1,909	Avg.	92%	100%	100%	1,756
1,624 SFLA						Outbuilding Total			100,695

Accpt Land	47,200	**Accepted Bldg**	225,000	**Total**	272,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3017P0125 03/03
Reference 2	R-01-039/B0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.69	Acres-Rear Land 1-10	2,500.00	4,225	100%		4,225
Total Acres 2.69					Land Total	53,725

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,539 Sqft	Grade D 100	Base	110,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Heat Pump	Heat	2,114
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	98,739

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	89,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	270	D 100	6,124	Avg.	91%	100%	100%	5,573
Wood Deck	2004	140	C 100	1,972	Avg.	91%	100%	100%	1,795
1,539 SFLA						Outbuilding Total			7,368

Accpt Land	53,700	Accepted Bldg	97,200	Total	150,900

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/01/1997
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1745P0173		
Reference 2	U-06-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
64.65	R 20+-Rear 20+	625.00	40,406	100%		40,406
Total Acres 85.65					Land Total	127,406

Dwelling Description

Conventional	Two Story	1,312 Sqft	Grade B 110	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	301,735
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12	HEARTH		HEARTHS	0
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,982
Attic	None			Attic	0
FirePlaces	3			Fireplace	13,487
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1794	1994	TYPICAL	TYPICAL	Average	Typical	324,204

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	210,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1994	1167	B 90	171,544	Avg.	86%	100%	100%	147,528
Open Frame Porch	1994	24	B 100	1,028	Avg.	86%	100%	100%	884
2.00 ST BARN....	1850	952	B 100	85,034	Avg.	65%	100%	100%	55,272
Shed.....	1960	828	D 100	5,448	Avg-	61%	100%	100%	3,323
Wood Deck	2023	96	C 100	1,411	Avg.	92%	100%	100%	1,298
4,958 SFLA						Outbuilding Total			208,305

Accpt Land	127,400	**Accepted Bldg**	419,000	**Total**	546,400

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1517P0040
Reference 2	R-05-104/00 0000000000
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.93	Acres-HS Size Adj	4,375.00	4,069	100%		4,069
Total Acres 0.93				Land Total		47,819

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,326 Sqft	Grade C 105	Base	162,856
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	162,856

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	113,999

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	192	C 105	2,766	Avg-	70%	100%	100%	1,936
Frame Garage	1975	954	D 100	26,986	Avg.	76%	100%	100%	20,509
Wood Deck	1975	64	C 105	1,054	Avg-	70%	100%	100%	738
1,326 SFLA						Outbuilding Total			23,183

Accpt Land	47,800	Accepted Bldg	137,200	Total	185,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Public Water
Street	Paved

Sale Data

Sale Date	08/28/2008
Sale Price	56,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4046P0035		
Reference 2	U-22-029/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.52	Acres-HS Size Adj	4,125.00	2,145	100%		2,145
Total Acres 0.52				Land Total		43,395

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,104 Sqft	Grade C 95	Base	122,677
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2009	TYPICAL	TYPICAL	Average	Typical	122,677

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	94,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	64	C 100	490	Avg-	65%	100%	100%	318
BSMT ENTRY.....	2008	20	C 100	306	Avg.	92%	100%	100%	282
1,104 SFLA						Outbuilding Total			600

Accpt Land	43,400	**Accepted Bldg**	95,100	**Total**	138,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/24/2021
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1479P0283		
Reference 2	R-02-038/E0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,296 Sqft	Grade D 100	Base	93,121
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,838
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	81,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	92%	80%	100%	60,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	72	D 95	902	Avg-	65%	100%	100%	586
Frame Shed	1970	96	D 100	632	Poor	36%	50%	100%	114
1.50 ST BARN....	1999	1024	C 100	50,480	Avg-	78%	100%	100%	39,374
Frame Shed	1980	208	C 95	1,511	Fair	57%	50%	100%	430
1,296 SFLA						Outbuilding Total			40,504

Accpt Land	49,500	**Accepted Bldg**	100,800	**Total**	150,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/13/2020
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2888P0298 B4659P0002		
Reference 2	R-5-73-004 LOT #4 UPLAND SUB. PLAN		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	125%	Neighborho	54,688
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00					Land Total	69,063

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	161,466

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	148,549

Accpt Land	69,100	Accepted Bldg	148,500	Total	217,600

Map/Lot: U06-012
Account: 1516 Card: 1 of 1 Location: 51 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public SewerDugwell/Lake
Street	Paved

Sale Data

Sale Date	07/03/2014
Sale Price	5,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3620P0129 (01/06)		
Reference 2	U-06-012/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1983	800	C 100	26,995	Avg.	80%	100%	100%	21,596
Frame Shed	1983	120	C 100	918	Avg.	80%	100%	100%	734
Frame Shed	1983	144	C 100	1,101	Avg.	80%	100%	100%	881
Frame Shed	1983	120	C 100	918	Avg.	80%	100%	100%	734
14' Mobile Home	2010	14X56	C 100	94,860	Avg.	90%	50%	100%	42,687
SLAB.....	2020	784	C 100	2,450	Avg.	92%	100%	100%	2,254
784 SFLA							Outbuilding Total		68,886

Accpt Land	49,500	**Accepted Bldg**	68,900	**Total**	118,400

Map/Lot: R07-039-001
Account: 20 Card: 1 of 1 Location: 285 BIRCH POINT RD LOT #1

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2011
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	D-001	0000000000	
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2014	14X56	C 100	94,860	Avg.	90%	50%	100%	42,687
784 SFLA						Outbuilding Total			42,687

Accpt Land	0	**Accepted Bldg**	42,700	**Total**	42,700

Map/Lot: U04-017-A
Account: 1451 Card: 1 of 1 Location: 43 LANGDON ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	05/05/2023
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2275P0204 B500P0156		
Reference 2	U-04-017/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.96	Acres-Rear Land 1-10	2,500.00	2,400	100%		2,400
Total Acres 1.96					Land Total	40,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade D 100	Base	94,638
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,465
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	OLD TYPE	Old Type	Fair	Typical	93,173

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	56,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1982	60	C 100	952	Avg.	80%	100%	100%	762
960 SFLA							Outbuilding Total		762

Accpt Land	40,900	Accepted Bldg	57,600	Total	98,500

Neighborhood	RURAL NORTH
Zoning/Use	RESIDENTIAL
Topography	RollingBelow Street
Utilities	Drilled WellPublic Sewer
Street	Semi-Improved

Sale Data

Sale Date	09/22/2005
Sale Price	150,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3557P0041		
Reference 2	U-03-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25				Land Total		48,750

Dwelling Description				**Replacement Cost New**	
Cape Cod	One & 1/2 Story	910 Sqft	Grade C 105	Base	149,827
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	312 Sqft, Grade D	Basement Gar	None	Fin Bsmt	14,936
Heating	100% Electric	Cooling	0% None	Heat	-5,088
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	Floor & Stairs			Attic	2,035
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	171,393

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	131,973

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1970	70	C 105	6,806	Avg.	77%	100%	100%	5,241
Wood Deck	1970	204	C 105	2,929	Avg.	77%	100%	100%	2,255
Frame Garage	1970	484	C 105	18,898	Avg.	77%	100%	100%	14,551
Unfin Basement	1970	484	C 105	2,541	Avg.	77%	100%	100%	1,957
1,435 SFLA						Outbuilding Total			24,004

Accpt Land	48,800	**Accepted Bldg**	156,000	**Total**	204,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	01/12/2005
Sale Price	90,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3425P0272 B3843P0130		
Reference 2	U04-024/00		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.19	Acres-Rear Land 1-10	2,500.00	5,475	100%		5,475
Total Acres 3.19				Land Total		43,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1998	576	C 100	20,616	Avg.	88%	100%	100%	18,142
14' Mobile Home 784 SFLA	1998	14X56	D 100	71,019	Avg-	65%	50%	100%	22,992
						Outbuilding Total			41,134

Accpt Land	44,000	**Accepted Bldg**	41,100	**Total**	85,100

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	01/12/2005
Sale Price	90,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3425P0272 B3843P0130		
Reference 2	U04-024/00		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Dwelling Description

Conventional	One & 3/4 Story	625 Sqft	Grade D 90	**Replacement Cost New**	
Exterior	OTHER	Masonry Trim	None	Base	78,139
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,133
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	25%			Unfinished	-8,266

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Above Average	Typical	65,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	52,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2017	250	D 100	5,689	Avg.	92%	100%	100%	5,234
821 SFLA						Outbuilding Total			5,234

Accpt Land	0	**Accepted Bldg**	57,800	**Total**	57,800

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	44,000	41,100	85,100	44,000	41,100	85,100
2	0	57,800	57,800	0	57,800	57,800
TOTAL	44,000	98,900	142,900	44,000	98,900	142,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/17/2005
Sale Price	47,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3500P0115		
Reference 2	R-5-116/19		
Tran/Land/Bldg	4 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	115%	Neighborho	68,281
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40					Land Total	75,219

Dwelling Description — **Replacement Cost New**

Modern/Contemp.	One Story	1,856 Sqft	Grade B 100	Base	237,770
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-26,520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	222,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	218,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2006	576	B 100	56,440	Avg.	92%	100%	100%	51,925
Open Frame Porch	2006	192	B 100	5,919	Avg.	92%	100%	100%	5,445
Wood Deck	2006	120	B 100	1,975	Avg.	92%	100%	100%	1,817
1,856 SFLA						Outbuilding Total			59,187

Accpt Land	75,200	**Accepted Bldg**	277,400	**Total**	352,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0700P0202
Reference 2	U-13-020/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.86	Acres-Rear Land 1-10	2,500.00	7,150	100%		7,150
Total Acres 3.86					Land Total	48,400

Dwelling Description **Replacement Cost New**

Colonial	Two Story	816 Sqft	Grade B 95	Base	174,786
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	184,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	142,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1971	168	B 95	7,984	Avg.	77%	100%	100%	6,148
1/2S AD/GAR.....	1971	624	B 95	37,916	Avg.	77%	100%	100%	29,195
Finished Attic	1971	168	B 95	3,685	Avg.	77%	100%	100%	2,837
1,699 SFLA						Outbuilding Total			38,180

Accpt Land	48,400	Accepted Bldg	180,500	Total	228,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/29/2020
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2637P0195		
Reference 2	U-22-012/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.60	Acres-Rear Land 1-10	2,500.00	4,000	100%		4,000
Total Acres 2.60					Land Total	49,375

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,160 Sqft	Grade B 95	Base	148,235
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	159,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	126,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1975	624	C 100	57,790	Avg.	76%	100%	100%	43,920
Wood Deck	1975	270	C 100	3,630	Poor	40%	100%	100%	1,452
Frame Garage	1975	810	C 100	27,280	Avg.	76%	100%	100%	20,733
Wood Deck	1975	96	C 100	1,411	Avg.	76%	100%	100%	1,072
Wood Deck	1975	50	C 100	825	Avg.	76%	100%	100%	627
1,784 SFLA							Outbuilding Total		67,804

Accpt Land	49,400	**Accepted Bldg**	194,100	**Total**	243,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/22/2019
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3766P0205		
Reference 2	U-01-021/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.19	Acres-Influence W Size Adj	21,875.00	4,156	100%		4,156
Total Acres 0.19				Land Total		222,906

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	911 Sqft	Grade B 95	Base	163,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-6,183
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-5,796
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Minimal			Insulation	-3,091
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2001	GOOD	TYPICAL	Average	Typical	165,976

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	65%	90%	100%	97,096

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	1878	8	B 95	685	Avg.	65%	100%	100%	445
1.75 ST GARAGE..	1878	448	C 100	39,116	Avg.	65%	100%	100%	25,425
ONE STORY FRAME	2001	78	B 95	6,685	Avg.	65%	100%	100%	4,345
Wood Deck	2001	154	C 100	2,151	Avg.	89%	100%	100%	1,914
Open Frame Porch	2001	60	C 100	1,805	Avg.	89%	100%	100%	1,606
Frame Shed	1878	176	C 100	1,346	Avg.	65%	100%	100%	875
1,680 SFLA						Outbuilding Total			34,610

Accpt Land	222,900	**Accepted Bldg**	131,700	**Total**	354,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	R-07-001/A
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	216	A 100	22,706	Avg+	94%	100%	100%	21,344
216 SFLA						Outbuilding Total			21,344

Accpt Land	0	**Accepted Bldg**	21,300	**Total**	21,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/11/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2297P0217		
Reference 2	R-05-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.24	Acres-Rear Land 1-10	2,500.00	5,600	100%		5,600
Total Acres 3.24					Land Total	55,100

Dwelling Description

Ranch	One Story	770 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	90,066
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Below Average	Typical	96,448

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	63,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1963	60	D 100	2,494	Fair	48%	100%	100%	1,197
Wood Deck	1990	32	C 100	595	Avg-	66%	100%	100%	393
Frame Shed	2005	256	C 100	1,959	Avg.	91%	100%	100%	1,783
Frame Shed	1963	64	E 100	362	Poor	32%	100%	100%	116
Frame Shed	1963	80	D 100	526	Fair	48%	100%	100%	252
770 SFLA							Outbuilding Total		3,741

Accpt Land	55,100	**Accepted Bldg**	67,400	**Total**	122,500

Map/Lot: U01-060-001
Account: 2079 Card: 1 of 1 Location: 41 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/10/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4223P0319 B4277P1		
Reference 2	U-01-060/01		
Tran/Land/Bldg	9 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	120%		262,500
0.02	Acres-Influence W Size Adj	21,875.00	438	100%		438
Total Acres 0.02				Land Total		262,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FAST FOOD	1960	218	D 100	28,057	Avg-	61%	100%	100%	17,115
Frame Shed	1960	28	D 100	184	D Gr	61%	100%	100%	112
Open Frame Porch	1960	30	D 100	900	D Gr	61%	100%	100%	549
Wood Deck	2005	870	C 100	11,280	Avg.	91%	100%	100%	10,265
Frame Shed	2009	28	D 100	184	Avg.	92%	100%	100%	169
Wood Deck	2012	300	C 100	4,012	Avg.	92%	100%	100%	3,691
						Outbuilding Total			31,901

Land	223,000	**Accepted Bldg**	31,900	**Total**	254,900

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	BLD #8
Reference 2	U-20-001-006
Tran/Land/Bldg	1 1 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2001			- - - - S O U N D V A L U E - - - -					62,600
							Outbuilding Total		62,600

Accpt Land	0	**Accepted Bldg**	62,600	**Total**	62,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	08/03/2009
Sale Price	82,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4184P0174		
Reference 2	U-21-007/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.50	Acres-HS Size Adj	4,125.00	2,063	100%		2,063
Total Acres 0.50					Land Total	43,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2002	14X70	D 100	84,690	Avg.	80%	50%	100%	34,078
SLAB.....	2003	980	D 100	2,634	Avg.	90%	100%	100%	2,371
Wood Deck	2003	72	C 100	1,105	Avg.	90%	100%	100%	994
Frame Shed	2003	36	C 100	275	Avg.	90%	100%	100%	248
Patio	2003	96	D 100	950	Avg-	80%	100%	100%	760
ONE STORY FRAME 1,156 SFLA	2010	176	C 100	13,808	Avg.	92%	100%	100%	12,703
							Outbuilding Total		51,154

Accpt Land	43,300	**Accepted Bldg**	51,200	**Total**	94,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	RollingAbove Street
Utilities	Septic System
Street	Paved

Sale Data

Sale Date	02/10/2005
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3437P0122 (02/05)		
Reference 2	R-05-113/C0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
3.10	Acres-Rear Land 1-10	2,500.00	7,750	100%		7,750
Total Acres 4.10					Land Total	52,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	0	216	D 100	1,421	Fair	42%	100%	100%	597
Frame Shed	0	396	D 100	2,606	Avg-	57%	100%	100%	1,485
Frame Garage	0	294	D 100	10,824	Avg-	57%	100%	100%	6,170
Wood Deck	0	240	D 100	2,792	Avg-	57%	100%	100%	1,591
1S AD/GAR.....	1975	1200	C 95	92,796	Avg-	67%	100%	100%	62,173
								Outbuilding Total	72,016

Accpt Land	52,400	**Accepted Bldg**	72,000	**Total**	124,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved
Reference 1	B2286P0121
Reference 2	U-02-009/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988
Total Acres 0.29					Land Total	107,113

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	124,054
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,771
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-239
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Fair	Typical	119,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	49,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1880	240	C 100	10,245	Fair	42%	100%	100%	4,303
Unfinished Attic	1880	240	C 100	1,308	Fair	42%	100%	100%	549
Patio	1980	99	C 100	1,134	Fair	42%	100%	100%	476
Canopy	1980	99	C 100	1,342	Fair	42%	100%	100%	564
Wood Deck	2006	96	C 100	1,411	Fair	42%	100%	100%	593
1,344 SFLA							Outbuilding Total		6,485

Accpt Land	107,100	Accepted Bldg	56,500	Total	163,600

Map/Lot: R04-002-E
Account: 480 Card: 1 of 1 Location: 936 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1994
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2994P0048 (02/03)		
Reference 2	R-04-002/E0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	53,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1975	12X66	D 100	69,534	Poor	20%	10%	100%	1,391
1.75 ST GARAGE..	2005	624	D 100	46,855	Fair	71%	50%	100%	16,634
Frame Garage	1990	576	D 100	17,730	Fair	63%	100%	100%	11,170
SLAB.....	2015	780	C 100	2,438	Avg.	92%	100%	100%	2,243
792 SFLA							Outbuilding Total		31,438

Accpt Land	53,800	**Accepted Bldg**	31,400	**Total**	85,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/15/2021
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1			
Reference 2	R-03-033-003		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50				Land Total		50,750

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,072 Sqft	Grade C 110	Base	231,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,810
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	239,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	40%	100%	87,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2022	28	C 110	2,852	Avg.	92%	40%	100%	1,050
1SFr Overhang	2022	16	C 110	1,380	Avg.	92%	40%	100%	508
2,188 SFLA						Outbuilding Total			1,558

Accpt Land	50,800	**Accepted Bldg**	89,500	**Total**	140,300

Map/Lot: R03-033-01B
Account: 2781 Card: 1 of 1 Location: MORSE DRIVE

Neighborhood	RURAL WEST		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Sale Data

Sale Date	03/14/2024
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	50,250

Accpt Land	50,300	**Accepted Bldg**	0	**Total**	50,300

Map/Lot: R05-113
Account: 746 Card: 1 of 1 Location: 22 OLD FARM LANE

Neighborhood	RURAL NORTHEAST
Tree Growth	2014
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/06/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Reference 1	B2428P0174		
Reference 2	R-05-113/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%	Neighborho	40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.60	Acres-Rear Land 1-10	2,500.00	6,500	100%		6,500
Total Acres 3.60					Land Total	51,188

Dwelling Description

Cape Cod	One & 3/4 Story	666 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	117,529
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,892
Heating	85% Forced Warm	Cooling	0% None	Heat	-1,272
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	12,411
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Good	Typical	133,560

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	95%	100%	101,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	391	B 95	39,560	Good	80%	95%	100%	30,066
Wood Deck	1900	253	B 95	3,730	Good	80%	95%	100%	2,835
Wood Deck	1900	112	B 95	1,765	Good	80%	95%	100%	1,341
1 Story/BASEMENT	1900	960	B 95	97,131	Good	80%	95%	100%	73,820
2,517 SFLA							Outbuilding Total		108,062

Accpt Land	51,200	**Accepted Bldg**	209,600	**Total**	260,800

Map/Lot: R05-113-D
Account: 2663 Card: 1 of 1 Location: OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	B1722P0035
Reference 2	R-05-113/B0 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.20	Acres-Softwood	319.00	1,659	100%		1,659
7.00	Acres-Mixed Wood	393.00	2,751	100%		2,751
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 12.50					Land Total	5,160

Accpt Land 5,200 **Accepted Bldg** 0 **Total** 5,200

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/07/2019
Sale Price	112,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4495P0023		
Reference 2	R-05-033/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
2.50	Acres-Rear Land 1-10	2,500.00	6,250	100%		6,250
Total Acres 3.50					Land Total	44,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	800 Sqft	Grade B 95	Base	134,361
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	20%			Unfinished	-10,239

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1750	0	TYPICAL	TYPICAL	Average	Typical	124,122

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	95%	76,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1750	238	B 95	20,399	Avg.	65%	100%	95%	12,596
Unfinished Attic	1750	238	B 95	1,418	Avg.	65%	100%	95%	876
Wood Deck	1985	279	C 100	3,745	Avg.	81%	100%	95%	2,881
Frame Shed	1970	468	D 100	3,079	Avg-	65%	100%	95%	1,901
Frame Shed	2002	96	C 100	735	Avg.	90%	100%	95%	629
1,198 SFLA							Outbuilding Total		18,883

Accpt Land	44,800	**Accepted Bldg**	95,500	**Total**	140,300

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/07/2019
Sale Price	155,001
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3252P0038 (03/04)		
Reference 2	R-05-088/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00					Land Total	60,625

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	187,244
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	195,409

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	175,868

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2001	198	B 100	25,730	Avg.	90%	100%	100%	23,157
Open Frame Porch	2001	66	B 100	2,251	Avg.	90%	100%	100%	2,026
1.50 ST GARAGE..	2001	896	B 100	74,605	Avg.	90%	100%	100%	67,145
2,061 SFLA							Outbuilding Total		92,328

Accpt Land	60,600	**Accepted Bldg**	268,200	**Total**	328,800

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3903P0204
Reference 2	R-05-106/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%	Restrictio	40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
4.83	Acres-Rear Land 1-10	2,500.00	12,075	100%		12,075
Total Acres 5.83					Land Total	56,763

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	131,566
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	131,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	111,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1989	80	B 95	4,059	Avg.	85%	100%	100%	3,450
Wood Deck	1989	72	B 95	1,208	Avg.	85%	100%	100%	1,027
Frame Shed	2009	96	C 100	735	Avg.	92%	100%	100%	676
Open Frame Porch	2009	32	C 100	1,096	Avg.	92%	100%	100%	1,008
1.25 ST GARAGE..	2021	896	D 100	40,679	Avg.	92%	100%	100%	37,425
1,152 SFLA							Outbuilding Total		43,586

Accpt Land	56,800	Accepted Bldg	155,400	Total	212,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/01/1994
Sale Price	22,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2016P0238		
Reference 2	U-16-013/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00				Land Total		45,375

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,012 Sqft	Grade D 100	Base	72,715
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,814
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,545
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Below Average	Typical	64,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	49,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1999	192	C 100	1,469	Avg.	88%	100%	100%	1,293
Open Frame Porch	2009	80	C 100	2,311	Avg.	92%	100%	100%	2,126
1,012 SFLA						Outbuilding Total			3,419

Accpt Land	45,400	**Accepted Bldg**	52,700	**Total**	98,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/30/2013
Sale Price	128,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4624P0027		
Reference 2	R-06-032/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
Total Acres 13.00					Land Total	77,000

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	640 Sqft	Grade B 95	Base	112,941
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1806	0	TYPICAL	Old Type	Fair	Typical	124,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	52,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1806	450	B 95	55,554	Fair	42%	100%	100%	23,333
Open Frame Porch	1806	180	B 95	5,290	Fair	42%	100%	100%	2,222
Wood Deck	1806	294	B 95	4,300	Fair	42%	100%	100%	1,806
Frame Shed	2017	240	D 100	1,579	Avg.	92%	100%	100%	1,453
1,795 SFLA						Outbuilding Total			28,814

Accpt Land	77,000	**Accepted Bldg**	81,100	**Total**	158,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/2000
Sale Price	16,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2559P0236 05/00		
Reference 2	R-07-010/00 SER# GP43488AB		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.70	Acres-Rear Land 1-10	2,500.00	9,250	100%		9,250
Total Acres 4.70					Land Total	54,625

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,152 Sqft	Grade D 100	Base	82,774
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,189
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,152	Insulation	-1,759
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	71,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	63,626

Accpt Land	54,600	Accepted Bldg	63,600	Total	118,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2000
Sale Price	16,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2559P0236	05/00	
Reference 2	R-07-010/00 SER# GP43488AB		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home 1,836 SFLA	1968	12X57	D 100	61,960	Poor	20%	40%	100%	4,957
						Outbuilding Total			4,957

Accpt Land	0	**Accepted Bldg**	5,000	**Total**	5,000

Name: REGO, BEVERLY C (J/T)
ELWELL, LARRY S

Map/Lot: R07-010

Account: 908

Location: 288 BIRCH POINT ROAD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	54,600	63,600	118,200	54,600	63,600	118,200
2	0	5,000	5,000	0	5,000	5,000
TOTAL	54,600	68,600	123,200	54,600	68,600	123,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	SteepAbove Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	03/13/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1581P0230 B4639P0003		
Reference 2	R-06-007/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	87,500.00	87,500	100%		87,500
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		106,250

Dwelling Description

Colonial	Two Story	672 Sqft	Grade B 105	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	162,275
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	TYPICAL	TYPICAL	Average	Typical	178,554

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	116,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1840	504	B 105	68,770	Avg.	65%	100%	100%	44,701
1.25 ST GARAGE..	1990	528	C 100	29,605	Avg.	84%	100%	100%	24,868
Frame Shed	1999	96	C 100	735	Avg.	88%	100%	100%	647
Frame Shed	2001	240	C 100	1,836	Avg.	89%	100%	100%	1,634
2,100 SFLA						Outbuilding Total			71,850

Accpt Land	106,300	**Accepted Bldg**	187,900	**Total**	294,200

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/18/2003
Sale Price	154,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3521P0040 (07/05)		
Reference 2	R-01-045/G0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.98	Acres-Rear Land 1-10	2,500.00	2,450	100%		2,450
Total Acres 1.98					Land Total	51,950

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	768 Sqft	Grade C 105	Base	143,731
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-7,872
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	2010	TYPICAL	TYPICAL	Average	Typical	140,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	124,895

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	252	C 100	3,400	Avg.	90%	100%	100%	3,060
Frame Shed	2005	192	C 100	1,469	Avg.	91%	100%	100%	1,337
Frame Shed	2007	256	C 90	1,762	Avg.	92%	100%	100%	1,621
Open Frame Porch	2018	528	C 100	13,651	Avg.	92%	100%	100%	12,559
1,536 SFLA							Outbuilding Total		18,577

Accpt Land	52,000	**Accepted Bldg**	143,500	**Total**	195,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/04/2018
Sale Price	340,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3197P0221 B4581P0091		
Reference 2	R-02-038/B1 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
Total Acres 10.00					Land Total	72,000

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,500 Sqft	Grade B 105	Base	355,118
Exterior	ALUM/VINYL	Masonry Trim	528Sqft	Trim	3,395
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	15,432
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	381,651

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	328,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1992	126	C 100	16,114	Avg.	85%	100%	100%	13,697
Encl Frame Porch	1992	48	C 100	2,410	Avg.	85%	100%	100%	2,048
1SFr Overhang	1992	51	C 100	4,001	Avg.	85%	100%	100%	3,401
1S AD/GAR.....	1992	552	C 100	47,209	Avg.	85%	50%	100%	20,064
Patio	1992	500	D 100	4,272	Avg-	75%	100%	100%	3,204
3,271 SFLA							Outbuilding Total		42,414

Accpt Land	72,000	Accepted Bldg	370,600	Total	442,600

Map/Lot: R09-003-ON1
Account: 2704 Card: 1 of 1 Location: 485 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2016			- - - - S O U N D V A L U E - - - -					38,100
							Outbuilding Total		38,100

Accpt Land	0	**Accepted Bldg**	38,100	**Total**	38,100

Map/Lot: R06-009-ON
Account: 2705 Card: 1 of 1 Location: 156 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2016			- - - - S O U N D V A L U E - - - -					4,600
								Outbuilding Total	4,600

Accpt Land	0	**Accepted Bldg**	4,600	**Total**	4,600

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/23/2009
Sale Price	203,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4216P0022		
Reference 2	R-1-45/G1		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.92	Acres-Rear Land 1-10	2,500.00	2,300	100%		2,300
Total Acres 1.92					Land Total	51,800

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	780 Sqft	Grade B 100	Base	144,891
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Above Average	Typical	149,790

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	143,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2002	128	C 100	979	Avg.	90%	100%	100%	881
Wood Deck	2004	472	B 100	7,136	Avg.	91%	100%	100%	6,494
Wood Deck	2004	78	B 100	1,360	Avg.	91%	100%	100%	1,238
1,365 SFLA							Outbuilding Total		8,613

Accpt Land	51,800	**Accepted Bldg**	152,400	**Total**	204,200

Map/Lot: R05-122
Account: 2488 Card: 1 of 1 Location: RIVER POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/19/2022
Sale Price	1,500,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1863P0073 B3092P0182		
Reference 2			
Tran/Land/Bldg	7 1 17		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	100%		343,750
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
79.02	Acres-Waterfront Rear	16,250.00	1,284,075	80%	Neighborho	1,027,260
5.85	Acres-Waterfront Rear	16,250.00	95,063	80%	Neighborho	0
5.85	Acres-Waterfront Rear	625.00	40,406	25%	Restrictio	19,013
Total Acres 85.87					Land Total	1,424,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2007	192	C 100	1,469	Avg.	92%	100%	100%	1,351
Tennis Court	2007	7200	C 100	36,450	Avg.	92%	100%	100%	33,534
PIER.....	2007	260	C 100	2,756	Avg.	92%	100%	100%	2,536
FLOAT & RAMP....	2007	1	C 100	5,300	Avg.	92%	100%	100%	4,876
Frame Shed	2009	240	C 100	1,836	Avg.	92%	100%	100%	1,689
ONE STORY FRAME	2011	880	C 100	69,036	Avg.	92%	100%	100%	63,513
Wood Deck	2011	896	C 100	11,611	Avg.	92%	100%	100%	10,682
Barn 1S	2013	1152	C 100	35,900	Avg.	92%	100%	100%	33,028
880 SFLA							Outbuilding Total		151,209

Accpt Land	1,424,400	**Accepted Bldg**	151,200	**Total**	1,575,600

Map/Lot: R05-126-D
Account: 2647 Card: 1 of 1 Location: CLARKS POINT

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	106

Sale Data

Sale Date	04/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	10%	Restrictio	34,375
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	10%	Restrictio	3,438
10.00	Acres-Waterfront Rear	16,250.00	162,500	10%	Restrictio	16,250
10.00	Acres-Waterfront Rear	16,250.00	162,500	10%	Restrictio	16,250
24.00	Acres-Waterfront Rear	16,250.00	390,000	10%	Restrictio	39,000
Total Acres 45.00					Land Total	109,313

Accpt Land	109,300	**Accepted Bldg**	0	**Total**	109,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Sale Data

Sale Date	04/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19				Land Total		85,788

Accpt Land	85,800	**Accepted Bldg**	0	**Total**	85,800

Map/Lot: R05-122-014
Account: 2717 Card: 1 of 1 Location: RIVER POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Sale Data

Sale Date	04/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.69	Acres-HS Size Adj	4,062.50	2,803	100%		2,803
Total Acres 0.69					Land Total	84,053

Accpt Land 84,100 **Accepted Bldg** 0 **Total** 84,100

Map/Lot: R05-122-015
Account: 2718 Card: 1 of 1 Location: RIVER POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Sale Data

Sale Date	04/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.82	Acres-HS Size Adj	4,062.50	3,331	100%		3,331
Total Acres 0.82				Land Total		84,581

Accpt Land 84,600 **Accepted Bldg** 0 **Total** 84,600

Map/Lot: R05-122-018
Account: 2748 Card: 1 of 1 Location: ICE POND LANE

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	04/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.83	Acres-HS Size Adj	4,062.50	3,372	100%		3,372
Total Acres 0.83					Land Total	84,622

Accpt Land 84,600 **Accepted Bldg** 0 **Total** 84,600

Map/Lot: R05-122-019
Account: 2749 Card: 1 of 1 Location: ICE POND LANE

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Sale Data

Sale Date	04/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.78	Acres-HS Size Adj	4,062.50	3,169	100%		3,169
Total Acres 0.78				Land Total		84,419

Accpt Land 84,400 **Accepted Bldg** 0 **Total** 84,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Sale Data

Sale Date	04/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.50	Acres-HS Size Adj	4,062.50	2,031	100%		2,031
Total Acres 0.50				Land Total		83,281

Accpt Land	83,300	**Accepted Bldg**	0	**Total**	83,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/30/2014
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4629P0223 B4652P0319		
Reference 2	R-03-014/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.60	Acres-Rear Land 1-10	2,500.00	11,500	100%		11,500
Total Acres 5.60					Land Total	61,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,440 Sqft	Grade B 100	Base	267,491
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Hot Water BB	Cooling	0% None	Heat	-19,290
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Fair	Typical	256,366

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	182,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2005	96	B 100	8,661	Fair	71%	100%	100%	6,149
Frame Garage	2005	692	B 100	27,508	Fair	71%	100%	100%	19,531
1.50 ST GARAGE..	2001	1152	D 100	70,696	Avg-	79%	100%	100%	55,850
Frame Shed	1987	96	D 100	632	Fair	61%	100%	100%	386
Wood Deck	2009	256	C 100	3,451	Avg.	92%	100%	100%	3,175
2,616 SFLA						Outbuilding Total			85,091

Accpt Land	61,000	Accepted Bldg	267,100	Total	328,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/13/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4652P0182		
Reference 2	R-02-044/A0 00000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1985	14X66	C 100	107,910	Avg-	40%	50%	100%	21,582
Wood Deck	1985	275	C 100	3,694	Avg-	40%	50%	100%	739
MH ST ADDITION..	1985	320	C 100	14,800	Avg-	40%	50%	100%	2,960
Frame Garage	1985	528	C 100	19,250	Avg.	81%	100%	100%	15,592
924 SFLA						Outbuilding Total			40,873

Accpt Land	49,500	**Accepted Bldg**	40,900	**Total**	90,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	299,999
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #1		
Reference 2	U-23-3/1		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
1.00	Acres-Rear Land 1-10	2,500.00	2,500	50%	Restrictio	1,250
Total Acres 2.00					Land Total	21,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2022	2083	C 100	6,510	Avg.	92%	100%	100%	5,989
								Outbuilding Total	5,989

Accpt Land	21,900	**Accepted Bldg**	6,000	**Total**	27,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #2		
Reference 2	U-23-3/2		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
1.00	Acres-Rear Land 1-10	2,500.00	2,500	50%	Restrictio	1,250
Total Acres 2.00					Land Total	21,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2022	3246	C 100	10,144	Avg.	92%	100%	100%	9,332
								Outbuilding Total	9,332

Accpt Land	21,900	**Accepted Bldg**	9,300	**Total**	31,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #3		
Reference 2	U-23-3/3		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
1.10	Acres-Rear Land 1-10	2,500.00	2,750	50%	Restrictio	1,375
Total Acres 2.10				Land Total		22,000

Accpt Land	22,000	**Accepted Bldg**	0	**Total**	22,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #4		
Reference 2	U-23-3/4		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
0.60	Acres-Rear Land 1-10	2,500.00	1,500	50%	Restrictio	750
Total Acres 1.60					Land Total	21,375

Accpt Land	21,400	**Accepted Bldg**	0	**Total**	21,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #5		
Reference 2	U-23-3/5		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
1.10	Acres-Rear Land 1-10	2,500.00	2,750	50%	Restrictio	1,375
Total Acres 2.10				Land Total		22,000

Accpt Land	22,000	**Accepted Bldg**	0	**Total**	22,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #6		
Reference 2	U-23-3/6		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
0.70	Acres-Rear Land 1-10	2,500.00	1,750	50%	Restrictio	875
Total Acres 1.70				Land Total		21,500

Accpt Land	21,500	**Accepted Bldg**	0	**Total**	21,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #7		
Reference 2	U-23-3/7		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Restrictio	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	50%	Restrictio	1,875
1.70	Acres-Rear Land 1-10	2,500.00	4,250	50%	Restrictio	2,125
Total Acres 2.70				Land Total		22,750

Accpt Land	22,800	**Accepted Bldg**	0	**Total**	22,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #8		
Reference 2	U-23-3/8		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70				Land Total		45,500

Accpt Land	45,500	**Accepted Bldg**	0	**Total**	45,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #9		
Reference 2	U-23-3/9 COMMON AREA		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Restrictio	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	25%	Restrictio	938
1.80	Acres-Rear Land 1-10	2,500.00	4,500	25%	Restrictio	1,125
Total Acres 2.80				Land Total		11,438

Accpt Land	11,400	**Accepted Bldg**	0	**Total**	11,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #10		
Reference 2	U-23-3/10		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80				Land Total		45,750

Accpt Land	45,800	**Accepted Bldg**	0	**Total**	45,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/24/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SUNSET RIDGE SUBDIVISION LOT #11		
Reference 2	U-23-3/11		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80				Land Total		45,750

Accpt Land	45,800	**Accepted Bldg**	0	**Total**	45,800

Map/Lot: U01-090
Account: 1227 Card: 1 of 1 Location: 29 MIDDLE STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/12/2022
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2726P0225 (08/01)		
Reference 2	U-01-090/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.09	Acres-Commercial Size Adj	11,875.00	1,069	100%		1,069
Total Acres 0.09					Land Total	137,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1950	140	D 100	921	Fair	42%	90%	100%	348
STORE FRAME.....	1930	396	D 100	34,182	Avg-	57%	75%	100%	14,613
STORE FRAME.....	1900	570	D 100	49,202	Avg-	57%	75%	100%	21,034
Wood Deck	2000	270	C 100	3,630	Avg.	89%	100%	100%	3,231
								Outbuilding Total	39,226

Accpt Land	137,000	**Accepted Bldg**	39,200	**Total**	176,200

Map/Lot: U01-096
Account: 1234 Card: 1 of 1 Location: 25 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/13/2021
Sale Price	675,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3226P0001 (01/04)		
Reference 2	U-01-096/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23				Land Total		140,663

Dwelling Description

				Replacement Cost New	
Conventional	One Story	3,080 Sqft	Grade C 105	Base	367,470
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade D	Basement Gar	None	Fin Bsmt	47,871
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	Floor & Stairs			Attic	6,888
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Good	Typical	429,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	85%	100%	292,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	160	C 105	4,552	Good	80%	85%	100%	3,096
ONE STORY FRAME	2021	98	C 105	8,072	Good	80%	90%	100%	5,812
Frame Garage	2021	1344	C 105	44,609	Good	80%	90%	100%	32,118
3,178 SFLA						Outbuilding Total			41,026

Accpt Land	140,700	**Accepted Bldg**	333,200	**Total**	473,900

Map/Lot: U21-009-001-A01
Account: 2322 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT A1

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/26/2017
Sale Price	27,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3648P0080 B4686P0030		
Reference 2	HANGAR UNIT A1		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D V A L U E - - - -					35,000
							Outbuilding Total		35,000

Accpt Land	0	**Accepted Bldg**	35,000	**Total**	35,000

Map/Lot: R05-048-A
Account: 644 Card: 1 of 1 Location: 314 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/26/2011
Sale Price	63,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4434P0167		
Reference 2	R-05-048/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.80	Acres-HS Size Adj	4,375.00	3,500	100%		3,500
Total Acres 0.80				Land Total		47,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	131,566
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	131,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	70%	100%	95%	87,491

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	168	C 100	13,180	Avg+	84%	100%	95%	10,517
Frame Shed	1975	384	C 100	2,938	Avg+	84%	100%	95%	2,345
1/2S AD/GAR.....	1975	768	C 100	41,741	Avg+	84%	100%	95%	33,309
1,320 SFLA							Outbuilding Total		46,171

Accpt Land	47,300	Accepted Bldg	133,700	Total	181,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/23/2018
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0671P0498		
Reference 2	R-05-085/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.53	Acres-Rear Land 1-10	2,500.00	3,825	100%		3,825
Total Acres 2.53					Land Total	51,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1975	720	D 100	4,736	Poor	40%	100%	100%	1,894
Frame Garage	1975	352	C 100	14,239	Fair	55%	100%	100%	7,831
								Outbuilding Total	9,725

Accpt Land	52,000	**Accepted Bldg**	9,700	**Total**	61,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/14/2004
Sale Price	170,075
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3420P0286 (01/05)		
Reference 2	R-05-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.57	Acres-HS Size Adj	3,500.00	1,995	100%		1,995
Total Acres 0.57				Land Total		36,995

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	900 Sqft	Grade B 100	Base	167,182
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,126
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1940	TYPICAL	TYPICAL	Very Good	Typical	186,179

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	85%	100%	95%	150,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	570	B 100	8,574	Avg.	84%	100%	95%	6,842
1,575 SFLA						Outbuilding Total			6,842

Accpt Land	37,000	**Accepted Bldg**	157,200	**Total**	194,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/21/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	LOT #6 TWIN OAKS SUBDIVISION		
Reference 2	U-15A-007-006		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27				Land Total		13,800

Accpt Land	13,800	**Accepted Bldg**	0	**Total**	13,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/21/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	LOT #7 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-007		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12				Land Total		13,425

Accpt Land	13,400	**Accepted Bldg**	0	**Total**	13,400

Map/Lot: U15A-007-021
Account: 2564 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/21/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	LOT #21 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-021		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12				Land Total		13,425

Accpt Land	13,400	**Accepted Bldg**	0	**Total**	13,400

Map/Lot: U02-074
Account: 1385 Card: 1 of 1 Location: 27 HODGE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/29/2018
Sale Price	194,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0536P0466		
Reference 2	U-02-074/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.27	Acres-HS Size Adj	13,750.00	3,713	100%		3,713
Total Acres 0.27					Land Total	106,838

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	640 Sqft	Grade C 105	Base	119,776
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	80 Sqft, Grade D 1.00	Basement Gar	None	Fin Bsmt	3,830
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	14,910
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1922	0	TYPICAL	TYPICAL	Very Good	Typical	138,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	117,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1922	126	C 105	5,872	V.G.	85%	100%	100%	4,991
Open Frame Porch	1922	60	C 105	1,895	V.G.	85%	100%	100%	1,611
Wood Deck	1982	165	C 100	2,291	Avg.	80%	100%	100%	1,833
Frame Garage	1922	216	D 100	8,915	Avg-	57%	100%	100%	5,082
1 Story/BASEMENT 1,380 SFLA	1922	100	C 105	9,724	V.G.	85%	100%	100%	8,265
						Outbuilding Total			21,782

Accpt Land	106,800	**Accepted Bldg**	139,500	**Total**	246,300

Map/Lot: R05-051-A
Account: 649 Card: 1 of 1 Location: 20 BUMPA LANE

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/23/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1383P0268 B3803P75		
Reference 2	R-05-051/A0 0000000000		
Tran/Land/Bldg	9 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00				Land Total		74,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1985	64	D 100	421	Fair	60%	100%	100%	253
Frame Shed	1985	64	D 100	421	Fair	60%	100%	100%	253
12' Mobile Home	1970	12X47	D 100	53,546	Fair	30%	50%	100%	8,032
Frame Shed	2007	120	D 100	789	Avg.	92%	100%	100%	726
Frame Shed	2011	48	D 100	316	Avg.	92%	100%	100%	291
Frame Shed	2020	560	D 100	3,684	Avg.	92%	50%	100%	1,694
564 SFLA						Outbuilding Total			11,249

Accpt Land	74,400	**Accepted Bldg**	11,200	**Total**	85,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	104

Sale Data

Sale Date	09/08/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	25%	Access	8,750
1.00	Acres-HS Size Adj	3,500.00	3,500	25%	Access	875
2.48	Acres-Rear Land 1-10	2,500.00	6,200	100%		6,200
Total Acres 3.48					Land Total	15,825

Accpt Land	15,800	**Accepted Bldg**	0	**Total**	15,800

Map/Lot: U09-013
Account: 1585 Card: 1 of 1 Location: 60 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved
Reference 1	B0875P1114
Reference 2	U-09-013/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.45	Acres-HS Size Adj	3,750.00	1,688	100%		1,688
Total Acres 0.45				Land Total		39,188

Dwelling Description **Replacement Cost New**

Ranch	One Story	576 Sqft	Grade C 95	Base	70,406
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,671
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	TYPICAL	TYPICAL	Average	Typical	67,735

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	49,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	204	C 95	2,649	Avg.	73%	100%	100%	1,934
576 SFLA						Outbuilding Total			1,934

Accpt Land	39,200	Accepted Bldg	51,400	Total	90,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/19/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4536P0258		
Reference 2	R-01-012/B0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 2 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.94	Acres-Rear Land 1-10	2,500.00	4,850	100%		4,850
Total Acres 2.94					Land Total	54,350

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,680 Sqft	Grade C 105	Base	210,460
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,483
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Below Average	Typical	191,450

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	143,588

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	300	C 100	4,012	Avg-	74%	100%	100%	2,969
Wood Deck	1989	128	C 100	1,820	Avg-	74%	100%	100%	1,347
Frame Shed	1989	192	C 100	1,469	Avg.	83%	100%	100%	1,219
Frame Garage	2010	1008	C 100	32,918	Avg.	92%	100%	100%	30,285
1,680 SFLA						Outbuilding Total			35,820

Accpt Land	54,400	**Accepted Bldg**	179,400	**Total**	233,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/19/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1487P0011		
Reference 2	R-01-012/B0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 2 0	Land Schedule	103

Dwelling Description

Conventional	One Story	988 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	T-111	Masonry Trim	None	Base	107,861
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,153
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	94,708

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	79,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2015	160	D 100	1,052	Avg.	92%	100%	100%	968
988 SFLA						Outbuilding Total			968

Accpt Land	0	**Accepted Bldg**	80,500	**Total**	80,500

Name: RINES, LARRY L J/T
RINES, CAROLANN

Map/Lot: R01-012-B
Account: 69
Location: 418 WILLOW LANE

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	54,400	179,400	233,800	54,400	179,400	233,800
2	0	80,500	80,500	0	80,500	80,500
TOTAL	54,400	259,900	314,300	54,400	259,900	314,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1996
Sale Price	23,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2198P0089		
Reference 2	R-03-069/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,104 Sqft	Grade C 100	Base	129,134
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,104	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	129,134

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	113,638

Accpt Land	49,500	**Accepted Bldg**	113,600	**Total**	163,100

Map/Lot: R01-026-C
Account: 95 Card: 1 of 1 Location: 334 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1996
Sale Price	35,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2205P0033		
Reference 2	R-01-026/C0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1984	576	C 100	20,616	Avg.	81%	100%	100%	16,699
Wood Deck	1984	64	C 100	1,004	Avg.	81%	100%	100%	813
Frame Shed	1999	64	C 100	490	Avg.	88%	100%	100%	431
Frame Shed	2003	50	C 100	382	Avg.	90%	100%	100%	344
Wood Deck	2000	128	C 100	1,820	Avg.	89%	100%	100%	1,620
14' Mobile Home	1984	14X72	D 100	86,643	Avg.	50%	100%	100%	43,322
1,008 SFLA						Outbuilding Total			63,229

Accpt Land	49,500	**Accepted Bldg**	63,200	**Total**	112,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/04/2022
Sale Price	199,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4543P0091		
Reference 2	R-03-069/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.51	Acres-Rear Land 1-10	2,500.00	1,275	100%		1,275
Total Acres 1.51					Land Total	50,775

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,040 Sqft	Grade D 100	Base	74,726
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-11,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Below Average	Typical	67,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	90%	100%	45,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	128	C 100	1,820	Avg-	76%	100%	100%	1,383
2 STORY GARAGE	1994	924	D 100	45,254	Avg-	76%	100%	100%	34,393
1,040 SFLA						Outbuilding Total			35,776

Accpt Land	50,800	**Accepted Bldg**	81,200	**Total**	132,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0926P0142
Reference 2	R-05-039/07 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.96	Acres-HS Size Adj	3,500.00	3,360	100%		3,360
Total Acres 0.96					Land Total	38,360

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	127,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	127,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	79%	100%	95%	95,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	144	C 100	2,024	Avg-	74%	100%	95%	1,423
Frame Garage	1995	624	C 100	21,984	Avg.	86%	100%	95%	17,961
1,092 SFLA							Outbuilding Total		19,384

Accpt Land	38,400	**Accepted Bldg**	115,200	**Total**	153,600

Map/Lot: U21-009-001-A07
Account: 2328 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT A7

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/29/2006
Sale Price	46,500
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3698P0193		
Reference 2	HANGAR UNIT A7		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D		V A L U E - - - -			30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1260P0067
Reference 2	R-08-001/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	43,750

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	832 Sqft	Grade B 95	Base	181,777
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	184,880

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	153,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1984	448	B 95	45,328	Avg.	83%	100%	100%	37,622
Wood Deck	1984	240	B 95	3,549	Avg.	83%	100%	100%	2,946
Frame Shed	1984	96	C 100	735	Avg.	81%	100%	100%	595
Encl Frame Porch	2003	60	C 110	3,189	Avg.	90%	100%	100%	2,870
Frame Garage	2004	576	C 100	20,616	Avg.	91%	100%	100%	18,761
Open Frame Porch	2005	119	C 100	3,299	Avg.	91%	100%	100%	3,002
2,112 SFLA							Outbuilding Total		65,796

Accpt Land	43,800	Accepted Bldg	219,200	Total	263,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2019
Sale Price	306,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4556P0259		
Reference 2	R-01-043/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.89	Acres-Rear Land 1-10	2,500.00	4,725	100%		4,725
Total Acres 2.89					Land Total	54,225

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	832 Sqft	Grade B 100	Base	157,642
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	1998	TYPICAL	TYPICAL	Above Average	Typical	165,807

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	149,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	120	B 100	10,826	Avg+	90%	100%	100%	9,743
ONE STORY FRAME	1987	63	B 100	5,684	Avg+	90%	100%	100%	5,116
ONE STORY FRAME	1987	396	B 100	35,726	Avg+	90%	100%	100%	32,153
ONE STORY FRAME	1987	110	B 100	9,925	Avg+	90%	100%	100%	8,933
Frame Garage	1987	1200	C 100	38,385	Avg.	82%	100%	100%	31,476
2,145 SFLA							Outbuilding Total		87,421

Accpt Land	54,200	Accepted Bldg	236,600	Total	290,800

Map/Lot: U01-011-012
Account: 1144 Card: 1 of 1 Location: 35 SUMMER STREET APT. #12

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/05/2023
Sale Price	199,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2610P0287 B4555P0059		
Reference 2	U-01-011/12 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	953	B 100	148,963	Avg.	65%	100%	100%	96,826
						Outbuilding Total			96,826

Accpt Land	0	**Accepted Bldg**	96,800	**Total**	96,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	11/01/2000
Sale Price	84,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2618P0138 11/00		
Reference 2	R-07-056/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.15	Acres-HS Size Adj	4,125.00	619	100%		619
Total Acres 0.15				Land Total		41,869

Dwelling Description

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	123,968
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full	SFLA	1,152	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	133,651

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	102,911

Accpt Land	41,900	**Accepted Bldg**	102,900	**Total**	144,800

Map/Lot: U21-009-001-B03
Account: 2336 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT B3

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/10/2021
Sale Price	27,500
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0029 (06/04)		
Reference 2	HANGAR UNIT B3		
Tran/Land/Bldg	8 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Map/Lot: U01-113
Account: 1251 Card: 1 of 1 Location: 4 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/08/2017
Sale Price	385,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2583P0248		
Reference 2	U-01-113/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.24	Acres-Influence W Size Adj	21,875.00	5,250	100%		5,250
Total Acres 0.24				Land Total		224,000

Dwelling Description **Replacement Cost New**

Colonial	Two Story	684 Sqft	Grade B 105	Base	161,934
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	TYPICAL	TYPICAL	Average	Typical	183,381

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	119,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1807	420	B 105	64,845	Avg.	65%	100%	100%	42,149
1S AD/GAR.....	1807	255	B 105	29,072	Avg.	65%	100%	100%	18,897
Frame Garage	1807	285	B 105	14,889	Avg.	65%	100%	100%	9,678
Encl Frame Porch	1807	30	B 105	2,022	Avg.	65%	100%	100%	1,314
2,208 SFLA						Outbuilding Total			72,038

Accpt Land	224,000	**Accepted Bldg**	191,200	**Total**	415,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/11/2016
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	BILL OF SALE 08/21/2019		
Reference 2	M-014 0000000000		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1991	14X66	C 100	107,910	Poor	20%	25%	100%	5,396
Open Frame Porch	2006	80	D 100	1,988	Avg-	82%	100%	100%	1,630
Wood Deck	2015	200	D 100	2,354	Avg-	82%	100%	100%	1,930
924 SFLA						Outbuilding Total			8,956

Accpt Land	0	**Accepted Bldg**	9,000	**Total**	9,000

Map/Lot: R05-008
Account: 563 Card: 1 of 1 Location: 16 BROOKSIDE LANE

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/26/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1362P0346		
Reference 2	R-05-008/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
7.70	Acres-Rear Land 1-10	2,500.00	19,250	100%		19,250
Total Acres 8.70					Land Total	67,375

Dwelling Description

Split Level	One Story	768 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	93,468
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,213
Fin. Basement Area	280 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,028
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	2000	TYPICAL	TYPICAL	Average	Typical	113,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	94,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	480	B 95	41,140	Avg.	84%	100%	100%	34,558
Frame Garage	1987	288	B 95	13,565	Avg.	84%	100%	100%	11,395
1SFr Overhang	1987	44	B 95	3,770	Avg.	84%	100%	100%	3,167
Frame Garage	1980	896	D 100	25,566	Avg.	79%	100%	100%	20,197
Canopy	1980	336	E 100	3,196	Fair	57%	100%	100%	1,822
BSMT ENTRY.....	1987	30	B 95	501	Avg.	84%	100%	100%	421
Wood Deck	1987	160	B 95	2,434	Avg.	84%	100%	100%	2,045
Encl Frame Porch	2015	64	C 100	3,062	Avg.	92%	100%	100%	2,817
1,292 SFLA							Outbuilding Total		76,422

Accpt Land	67,400	**Accepted Bldg**	171,400	**Total**	238,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/13/2022
Sale Price	159,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4704P0040		
Reference 2	U-20-007/00		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07				Land Total		45,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1972	576	C 100	20,616	Avg.	75%	100%	100%	15,462
Frame Shed	1972	400	D 100	2,631	Poor	38%	100%	100%	1,000
14' Mobile Home	2013	14X68	D 100	82,737	Avg.	90%	50%	100%	37,232
Wood Deck	2013	48	C 100	800	Avg.	92%	100%	100%	736
952 SFLA						Outbuilding Total			54,430

Accpt Land	45,600	**Accepted Bldg**	54,400	**Total**	100,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1122P0230
Reference 2	R-05-082/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.65	Acres-HS Size Adj	4,375.00	2,844	100%		2,844
Total Acres 0.65				Land Total		46,594

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,080 Sqft	Grade C 100	Base	126,326
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Below Average	Typical	126,326

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	83,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1965	48	C 100	800	Avg-	66%	100%	100%	528
Frame Shed	2000	160	C 100	1,224	Avg.	89%	100%	100%	1,089
1,080 SFLA						Outbuilding Total			1,617

Accpt Land	46,600	Accepted Bldg	85,000	Total	131,600

Name: ROBINSON, ALLAN R
STEUBE, HALLIE M

Map/Lot: R05-122-008
Account: 2683 Card: 1 of 1 Location: 32 RIVER POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/17/2022
Sale Price	485,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	86,063

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,806 Sqft	Grade C 110	Base	232,371
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1806 Sqft, Grade C	Basement Gar	None	Fin Bsmt	110,582
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,372
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	352,325

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	324,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	583	C 110	22,898	Avg.	92%	100%	100%	21,066
Open Frame Porch	2020	132	C 110	3,990	Avg.	92%	100%	100%	3,671
Wood Deck	2020	256	C 110	3,796	Avg.	92%	100%	100%	3,492
Wood Deck	2020	600	C 110	8,621	Avg.	92%	100%	100%	7,931
1,806 SFLA							Outbuilding Total		36,160

Accpt Land	86,100	Accepted Bldg	360,300	Total	446,400

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/09/2011
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4427P0211		
Reference 2	U-01-057/00 0000000000		
Tran/Land/Bldg	8 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	110%		240,625
0.04	Acres-Influence W Size Adj	21,875.00	875	100%		875
Total Acres 0.04				Land Total		241,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1890	1440	C 95	137,308	Avg-	57%	50%	100%	39,133
APT	1890	750	C 95	47,399	Avg-	57%	50%	100%	13,508
APT	1890	750	C 95	47,399	Avg-	57%	50%	100%	13,508
BSMT UNFINISHED.	1920	690	C 95	7,873	Avg.	65%	50%	100%	2,558
						Outbuilding Total			68,707

Land	204,800	**Accepted Bldg**	68,700	**Total**	273,500

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/30/2014
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4833P0136		
Reference 2	U-01-040/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.06	Acres-Commercial Size Adj	11,875.00	713	100%		713
Total Acres 0.06				Land Total		227,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT BANK.....	1930	1056	AA210	181,790	Avg+	30%	75%	100%	40,903
BANK MS AV.....	1930	1566	C 100	160,641	Avg+	75%	75%	100%	90,361
							Outbuilding Total		131,264

Accpt Land	227,300	**Accepted Bldg**	131,300	**Total**	358,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/03/2015
Sale Price	147,577
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1344P0131		
Reference 2	R-05-113/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	45,938

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	768 Sqft	Grade C 100	Base	124,054
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water BB	Cooling	0% None	Heat	-3,578
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	120,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	97,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1980	224	C 100	28,646	Good	89%	100%	100%	25,495
ONE STORY FRAME	1980	60	C 100	4,708	Avg.	81%	100%	100%	3,813
Frame Shed	1980	80	D 100	526	Fair	57%	100%	100%	300
Frame Shed	1980	432	D 100	2,842	Fair	57%	100%	100%	1,620
Frame Shed	1980	80	D 100	526	Fair	57%	100%	100%	300
Wood Deck	1980	82	C 100	1,232	Avg.	81%	100%	100%	998
1,796 SFLA							Outbuilding Total		32,526

Accpt Land	45,900	**Accepted Bldg**	130,100	**Total**	176,000

Map/Lot: R02-045
Account: 287 Card: 1 of 1 Location: 156 OLD DRESDEN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/07/2012
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4608P0279		
Reference 2	R-02-045/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.36	Acres-Rear Land 1-10	2,500.00	3,400	100%		3,400
Total Acres 2.36					Land Total	52,900

Dwelling Description

Double Wide	One & 1/2 Story	1,050 Sqft	Grade C 90	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	108,957
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-2,935
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,834
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	109,856

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	87,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1977	312	C 90	26,005	Avg.	77%	100%	100%	20,024
1 Story/BASEMENT	1977	252	C 90	21,005	Avg.	77%	100%	100%	16,174
Frame Garage	1982	720	C 90	22,245	Avg.	80%	100%	100%	17,796
Patio	1977	96	C 100	1,105	Avg.	77%	100%	100%	851
ONE STORY FRAME	1977	128	C 90	9,038	Avg.	77%	100%	100%	6,959
Open Frame Porch	1977	24	C 90	805	Avg.	77%	100%	100%	620
Frame Shed	2001	120	C 100	918	Avg.	89%	100%	100%	817
2,267 SFLA							Outbuilding Total		63,241

Accpt Land	52,900	**Accepted Bldg**	151,100	**Total**	204,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/01/1995
Sale Price	72,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2100P0157		
Reference 2	U-02-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.81	Acres-HS Size Adj	13,750.00	11,138	100%		11,138
Total Acres 0.81					Land Total	114,263

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade B 95	Base	119,172
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-233
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	OLD TYPE	Old Type	Fair	Typical	120,006

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	90%	100%	45,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1860	340	B 95	41,974	Fair	42%	90%	100%	15,866
ONE STORY FRAME	1860	144	B 95	12,341	Fair	42%	100%	100%	5,183
Finished Attic	1860	144	B 95	3,159	Fair	42%	100%	100%	1,327
2.00 ST BARN....	1860	500	B 95	46,969	Fair	42%	90%	100%	17,754
Frame Shed	1860	294	B 95	2,458	Fair	42%	90%	100%	929
Frame Shed	1860	72	B 95	602	Fair	42%	90%	100%	228
1,912 SFLA							Outbuilding Total		41,287

Accpt Land	114,300	**Accepted Bldg**	86,600	**Total**	200,900

Neighborhood	VILLAGE
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/26/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3562P0309 B3722P0003		
Reference 2	U-03-018/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.61	Acres-HS Size Adj	13,750.00	8,388	100%		8,388
Total Acres 0.61				Land Total		145,888

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	832 Sqft	Grade C 105	Base	141,111
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Above Average	Typical	145,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	113,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	63	C 105	1,975	Avg+	78%	100%	100%	1,541
Frame Garage	1948	308	C 105	13,634	Avg+	78%	100%	100%	10,635
Wood Deck	2005	140	C 100	1,972	Avg.	91%	100%	100%	1,795
1,456 SFLA						Outbuilding Total			13,971

Accpt Land	145,900	**Accepted Bldg**	127,500	**Total**	273,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/12/2023
Sale Price	391,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3712P0074		
Reference 2	U-16-004/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	175%	Neighborho	72,188
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.26	Acres-Rear Land 1-10	2,500.00	3,150	100%		3,150
Total Acres 2.26					Land Total	79,463

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	486 Sqft	Grade B 95	Base	59,148
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,299
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Floor & Stairs			Attic	1,131
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	2007	TYPICAL	TYPICAL	Above Average	Typical	67,055

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	50,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	2006	532	B 100	78,241	Avg.	92%	100%	100%	71,982
ONE STORY FRAME	2007	20	C 100	1,569	Avg.	92%	100%	100%	1,443
Open Frame Porch	2007	132	C 100	3,628	Avg.	92%	100%	100%	3,338
APT	2013	450	B 95	32,705	Avg.	92%	60%	100%	18,053
Wood Deck	2015	192	C 100	2,635	Avg.	92%	100%	100%	2,424
1,437 SFLA						Outbuilding Total			97,240

Accpt Land	79,500	**Accepted Bldg**	147,500	**Total**	227,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	11/10/2005
Sale Price	182,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3590P0135		
Reference 2	U-21-17/B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33				Land Total		46,200

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,248 Sqft	Grade C 100	Base	191,856
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	198,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	181,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	84	C 100	1,259	Avg.	91%	100%	100%	1,146
BSMT ENTRY.....	2005	30	C 100	459	Avg.	91%	100%	100%	418
1,872 SFLA						Outbuilding Total			1,564

Accpt Land	46,200	**Accepted Bldg**	182,600	**Total**	228,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1892P0055
Reference 2	R-05-012/00 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.97	Acres-HS Size Adj	4,375.00	4,244	100%		4,244
Total Acres 0.97				Land Total		47,994

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,568 Sqft	Grade C 100	Base	131,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	114,391

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	105,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	2003	624	B 100	37,930	Avg.	90%	100%	100%	34,137
1,568 SFLA						Outbuilding Total			34,137

Accpt Land	48,000	**Accepted Bldg**	139,400	**Total**	187,400

Map/Lot: R05-016
Account: 571 Card: 1 of 1 Location: 24 FOWLE HILL ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/07/2017
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1939P0356		
Reference 2	R-05-016/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.71	Acres-Rear Land 1-10	2,500.00	6,775	100%		6,775
Total Acres 3.71				Land Total		54,900

Accpt Land 54,900 **Accepted Bldg** 0 **Total** 54,900

Map/Lot: R01-029
Account: 100 Card: 1 of 1 Location: 5 MOUNTAIN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/26/2019
Sale Price	41,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2965P0053 12/02		
Reference 2	R-01-029/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50				Land Total		50,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade D 100	Base	110,411
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,851
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Below Average	Typical	114,262

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	77,698

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	112	D 100	1,389	Avg-	68%	100%	100%	945
1,120 SFLA						Outbuilding Total			945

Accpt Land	50,800	**Accepted Bldg**	78,600	**Total**	129,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/24/2021
Sale Price	413,222
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2	R-05-122/4 LOT #4 CLARK'S POINT		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.11	Acres-Rear Land 1-10	2,500.00	275	100%		275
Total Acres 1.11					Land Total	85,588

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	812 Sqft	Grade C 110	Base	159,203
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,686
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	163,889

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	150,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	2020	20	C 110	1,725	Avg.	92%	100%	100%	1,587
Open Frame Porch	2020	120	C 110	3,656	Avg.	92%	100%	100%	3,364
Frame Garage	2020	576	C 110	22,678	Avg.	92%	100%	100%	20,864
Wood Deck	2020	240	C 110	3,572	Avg.	92%	100%	100%	3,286
1,644 SFLA						Outbuilding Total			29,101

Accpt Land	85,600	**Accepted Bldg**	179,900	**Total**	265,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/08/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4098P0120		
Reference 2	U-06-024/00 0000000000		
Tran/Land/Bldg	4 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	95%		130,625
0.50	Acres-HS Size Adj	13,750.00	6,875	100%		6,875
Total Acres 0.50				Land Total		137,500

Dwelling Description **Replacement Cost New**

Multi Family	One & 3/4 Story	868 Sqft	Grade B 100	Base	164,463
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2001	TYPICAL	TYPICAL	Average	Typical	172,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	112,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	180	B 100	5,569	Avg.	65%	100%	100%	3,620
Open Frame Porch	1890	30	B 100	1,204	Avg.	65%	100%	100%	783
Frame Bay Window	1890	15	B 100	1,352	Avg.	65%	100%	100%	879
Frame Shed	1890	72	B 100	634	Avg.	65%	100%	100%	412
2.00 ST BARN....	1890	480	C 100	41,622	Avg.	65%	100%	100%	27,054
1,534 SFLA						Outbuilding Total			32,748

Accpt Land	137,500	**Accepted Bldg**	145,000	**Total**	282,500

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL C
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/26/2016
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4407P0267 B4519P0214		
Reference 2	U-10-029/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.91	Acres-HS Size Adj	6,250.00	5,688	100%		5,688
Total Acres 0.91				Land Total		61,938

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	621 Sqft	Grade B 105	Base	133,653
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	Floor & Stairs			Attic	1,597
FirePlaces	1			Fireplace	7,706
Insulation	Capped Only			Insulation	-266
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	147,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	96,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2009	324	C 100	8,488	Avg.	92%	100%	100%	7,809
Frame Garage	1965	800	C 100	26,995	Avg-	63%	100%	100%	17,007
Frame Bay Window	1890	24	B 105	2,274	Avg.	65%	100%	100%	1,478
2 Story/BASEMENT	1890	420	B 105	72,028	Avg.	65%	100%	100%	46,818
Wood Deck	2016	228	C 100	3,095	Avg.	92%	100%	100%	2,847
2,106 SFLA						Outbuilding Total			75,959

Accpt Land	61,900	Accepted Bldg	172,100	Total	234,000

Map/Lot: U13-031-006
Account: 1726 Card: 1 of 1 Location: 11 WARD BROOK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/21/2022
Sale Price	405,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1794P0031		
Reference 2	U-13-031/06 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	60,750

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,232 Sqft	Grade B 95	Base	263,892
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	GOOD	GOOD	Average	Typical	271,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	233,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	100	B 95	1,599	Avg.	86%	100%	100%	1,375
Open Frame Porch	1993	186	B 95	5,456	Avg.	86%	100%	100%	4,692
ONE STORY FRAME	2000	120	B 100	10,826	Avg.	86%	100%	100%	9,310
Frame Garage	2000	576	B 100	23,709	Avg.	86%	100%	100%	20,390
Open Frame Porch	2000	44	B 100	1,610	Avg.	89%	100%	100%	1,433
2,584 SFLA							Outbuilding Total		37,200

Accpt Land	60,800	**Accepted Bldg**	270,800	**Total**	331,600

Map/Lot: U16-018
Account: 2097 Card: 1 of 1 Location: 654 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/26/2023
Sale Price	800,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4765P0307		
Reference 2	U-16-018/00		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
2.44	Acres-Commercial 1-20	15,875.00	38,735	100%		38,735
Total Acres 3.44				Land Total		197,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	2015	5000	D 100	200,187	Avg.	92%	50%	100%	92,086
							Outbuilding Total		92,086

Accpt Land	197,100	**Accepted Bldg**	92,100	**Total**	289,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	10/20/2020
Sale Price	181,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B1592P0354		
Reference 2	R-07-041/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08				Land Total		45,575

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	918 Sqft	Grade B 95	Base	154,179
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-3,115
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-267
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	150,797

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	98,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1900	510	B 100	4,486	Avg.	65%	100%	100%	2,916
1.25 ST BARN....	1900	1200	D 100	40,040	Poor	25%	50%	100%	5,005
1,377 SFLA						Outbuilding Total			7,921

Accpt Land	45,600	**Accepted Bldg**	105,900	**Total**	151,500

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1052P0212
Reference 2	U-01-061/00 9194478885
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	10%		13,750
0.02	Acres-HS Size Adj	13,750.00	275	100%	Size/Shape	275
Total Acres 0.02					Land Total	14,025

Accpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

Map/Lot: U03-006
Account: 1407 Card: 1 of 1 Location: 138 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/20/2016
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0122		
Reference 2	U-03-006/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.76	Acres-HS Size Adj	13,750.00	10,450	100%		10,450
Total Acres 0.76				Land Total		147,950

Dwelling Description **Replacement Cost New**

Conventional	One Story	1,194 Sqft	Grade C 100	Base	133,010
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1941	2005	TYPICAL	TYPICAL	Average	Typical	133,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	86,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1950	400	D 100	13,420	Avg.	65%	100%	100%	8,723
Frame Garage	2005	320	C 100	13,328	Avg.	91%	100%	100%	12,128
Wood Deck	2018	140	C 100	1,972	Avg.	92%	100%	100%	1,814
1,194 SFLA						Outbuilding Total			22,665

Accpt Land	148,000	**Accepted Bldg**	109,100	**Total**	257,100

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/27/2023
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2653P0122 B3926P0122		
Reference 2	U-01-065/00 0000000000		
Tran/Land/Bldg	4 1 17		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.05	Acres-Influence W Size Adj	21,875.00	1,094	100%		1,094
Total Acres 0.05				Land Total		219,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1920	942	D 100	9,730	Avg-	57%	50%	100%	2,773
STORE FRAME.....	2001	942	C 100	94,550	Avg.	89%	100%	100%	84,150
APT	1920	942	C 100	62,667	Avg-	57%	100%	100%	35,720
Wood Deck	2001	270	C 100	3,630	Avg.	89%	100%	100%	3,231
APT	1920	470	C 100	31,267	Avg.	65%	100%	100%	20,324
							Outbuilding Total		146,198

Land	186,500	**Accepted Bldg**	146,200	**Total**	332,700

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/08/2021
Sale Price	255,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B4830P0110		
Reference 2	U-11-021/00 0000000000		
Tran/Land/Bldg	1 8 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
4.16	Acres-Rear Land 1-10	2,500.00	10,400	100%		10,400
Total Acres 5.16				Land Total		72,900

Accpt Land	72,900	**Accepted Bldg**	0	**Total**	72,900

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/08/2021
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B4656P0117		
Reference 2	U-11-022/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.93	Acres-Commercial Size Adj	15,875.00	14,764	100%		14,764
Total Acres 0.93				Land Total		157,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1960	1096	D 100	141,054	Avg-	61%	75%	100%	64,532
Frame Shed	2001	144	C 100	1,101	Avg+	95%	75%	100%	784
Frame Shed	1960	144	C 100	1,101	Avg.	69%	75%	100%	570
Encl Frame Porch	1960	60	C 100	2,900	Avg.	69%	75%	100%	1,501
Encl Frame Porch	1960	45	C 100	2,288	Avg.	69%	75%	100%	1,184
PAVING.....	1960	3400	C 100	7,208	Avg.	69%	50%	100%	2,487
Wood Deck	2020	576	D 100	6,478	Avg.	92%	100%	100%	5,960
							Outbuilding Total		77,018

Accpt Land	157,300	**Accepted Bldg**	77,000	**Total**	234,300

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/27/2023
Sale Price	570,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2202P0307 B3926P0122		
Reference 2	U-01-064/00 0000000000		
Tran/Land/Bldg	4 1 17		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	130%		284,375
0.08	Acres-Influence W Size Adj	21,875.00	1,750	100%		1,750
Total Acres 0.08				Land Total		286,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT FINISHED...	1880	2404	D 100	110,451	Avg.	65%	100%	100%	71,793
RESTAURANT	0	2404	C 100	359,761	Avg.	65%	100%	100%	233,845
APT	0	1764	D 100	100,923	Avg-	57%	100%	100%	57,526
APT	0	1323	D 100	75,691	Avg-	57%	100%	100%	43,144
Wood Deck	0	536	C 100	7,021	Avg.	65%	100%	100%	4,564
Open Frame Porch	0	24	C 100	894	Avg+	75%	100%	100%	670
						Outbuilding Total			411,542

Land	242,600	**Accepted Bldg**	411,500	**Total**	654,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/09/2019
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4577P0186
Reference 2	R-05-128/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38				Land Total		45,638

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,352 Sqft	Grade C 105	Base	166,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	175,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	152,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	192	C 105	15,815	Avg+	85%	100%	100%	13,443
Canopy	1978	336	C 100	4,320	Avg+	85%	100%	100%	3,672
Frame Shed	1978	120	C 100	918	Avg.	78%	100%	100%	716
1,544 SFLA						Outbuilding Total			17,831

Accpt Land	45,600	**Accepted Bldg**	170,700	**Total**	216,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	06/15/2005
Sale Price	207,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3501P0002		
Reference 2	R-04-018/A 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00					Land Total	56,000

Dwelling Description / **Replacement Cost New**

Modern/Contemp.	One Story	552 Sqft	Grade B 100	Base	72,130
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,099
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	563
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	74,493

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	69,278

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1994	364	B 100	38,768	Avg+	92%	100%	100%	35,667
Open Frame Porch	1994	144	B 100	4,521	Avg+	92%	100%	100%	4,159
Wood Deck	1994	336	B 100	5,142	Avg+	92%	100%	100%	4,731
1 STORY GARAGE..	1994	624	B 100	25,281	Avg+	92%	100%	100%	23,259
Frame Shed	1994	144	B 100	1,266	Avg+	92%	100%	100%	1,165
Frame Shed	1994	64	B 100	564	Avg+	92%	100%	100%	519
1.75 Story/BSMT	1994	312	B 100	45,886	Avg+	92%	100%	100%	42,215
1,462 SFLA							Outbuilding Total		111,715

Accpt Land	56,000	**Accepted Bldg**	181,000	**Total**	237,000

Map/Lot: R06-042-D
Account: 2709 Card: 1 of 1 Location: 246 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/28/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 8 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	54,500

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,288 Sqft	Grade D 100	Base	92,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,746
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	81,464

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	74,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	224	D 100	5,122	Avg.	92%	100%	100%	4,712
Frame Garage	2020	440	D 100	14,400	Avg.	92%	100%	100%	13,248
1,288 SFLA						Outbuilding Total			17,960

Accpt Land	54,500	Accepted Bldg	92,900	Total	147,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	88,549
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,668
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	85,141

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	78,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2020	240	C 100	18,828	Avg.	92%	100%	100%	17,322
Open Frame Porch	2020	96	C 100	2,716	Avg.	92%	100%	100%	2,499
Frame Shed	2022	240	C 100	1,836	Avg.	92%	100%	100%	1,689
1,104 SFLA						Outbuilding Total			21,510

Accpt Land	49,500	**Accepted Bldg**	99,800	**Total**	149,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/31/2022
Sale Price	399,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3627P0261 (01/06)		
Reference 2	U-01-132/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	80%		181,300
0.15	Acres-Franchise Size Adj	23,875.00	3,581	100%		3,581
Total Acres 0.15				Land Total		184,881

Dwelling Description **Replacement Cost New**

Conventional	Two Story	908 Sqft	Grade B 100	Base	186,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	Full Finished			Attic	16,224
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-371
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	GOOD	TYPICAL	Average	Typical	214,208

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	139,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	240	C 100	18,828	Avg.	65%	100%	100%	12,238
Encl Frame Porch	1995	112	C 100	5,021	Avg.	86%	100%	100%	4,318
Wood Deck	1995	289	C 100	3,872	Avg.	86%	100%	100%	3,330
Open Frame Porch	2023			----SOUND VALUE----					2,000
2,056 SFLA						Outbuilding Total			21,886

Accpt Land	184,900	Accepted Bldg	161,100	Total	346,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1816P0280
Reference 2	U-11-023/00 0000000000
Tran/Land/Bldg	1 1 7
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Base Homesite Value	37,500.00	112,500	100%		112,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		116,250

Dwelling Description

				Replacement Cost New	
Multi Family	Two Story	1,440 Sqft	Grade C 100	Base	256,663
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15	HEARTH			
Bedrooms	9	Add Fixtures	0		
Baths	3	Half Baths	3	Plumbing	19,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Below Average	Typical	276,543

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	77%	91%	50%	96,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	80	C 100	1,208	Avg-	77%	100%	50%	465
Wood Deck	1993	80	C 100	1,208	Avg-	77%	100%	50%	465
Wood Deck	1993	80	C 100	1,208	Avg-	77%	100%	50%	465
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
2,880 SFLA						Outbuilding Total			2,397

Accpt Land	116,300	Accepted Bldg	99,300	Total	215,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1816P0280
Reference 2	U-11-024/00 0000000000
Tran/Land/Bldg	1 1 7
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Base Homesite Value	37,500.00	112,500	100%		112,500
0.93	Acres-HS Size Adj	3,750.00	3,488	100%		3,488
Total Acres 0.93				Land Total		115,988

Dwelling Description **Replacement Cost New**

Multi Family	Two Story	1,440 Sqft	Grade C 100	Base	256,663
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	15	HEARTH			
Bedrooms	9	Add Fixtures	0		
Baths	3	Half Baths	3	Plumbing	19,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Below Average	Typical	276,543

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	77%	91%	50%	96,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	80	C 100	1,208	Avg-	77%	100%	50%	465
Wood Deck	1993	80	C 100	1,208	Avg-	77%	100%	50%	465
Wood Deck	1993	80	C 100	1,208	Avg-	77%	100%	50%	465
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
2,880 SFLA						Outbuilding Total			2,397

Accpt Land	116,000	Accepted Bldg	99,300	Total	215,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/23/2017
Sale Price	348,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B1816P0280		
Reference 2	U-13-031/07 0000000000		
Tran/Land/Bldg	1 1 7		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Base Homesite Value	37,500.00	112,500	100%		112,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.63	Acres-Rear Land 1-10	2,500.00	1,575	100%		1,575
Total Acres 1.63				Land Total		117,825

Dwelling Description **Replacement Cost New**

Multi Family	Two Story	1,440 Sqft	Grade C 100	Base	256,663
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	16	HEARTH			
Bedrooms	10	Add Fixtures	2		
Baths	3	Half Baths	3	Plumbing	22,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Below Average	Typical	279,383

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	77%	91%	50%	97,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	64	C 100	1,004	Avg-	77%	100%	50%	386
Wood Deck	1993	64	C 100	1,004	Avg-	77%	100%	50%	386
Wood Deck	1993	64	C 100	1,004	Avg-	77%	100%	50%	386
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
Open Frame Porch	2003	18	C 100	742	Avg.	90%	100%	50%	334
2,880 SFLA						Outbuilding Total			2,160

Accpt Land	117,800	**Accepted Bldg**	100,000	**Total**	217,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/11/2023
Sale Price	440,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3549P0088		
Reference 2	U-07-016/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.02	Acres-Rear Land 1-10	2,500.00	2,550	100%		2,550
Total Acres 2.02					Land Total	52,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 95	Base	191,867
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,289
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-6,516
Rooms	9	HEARTH			
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	15,514
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	191,548

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	153,238

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1977	272	B 95	23,312	Avg.	80%	100%	100%	18,650
1 & 1/2 STORY FR	1977	560	B 95	60,469	Avg.	80%	100%	100%	48,375
Frame Shed	2006	64	E 100	362	Avg.	92%	100%	100%	333
ONE STORY FRAME	2013	208	C 100	16,318	Avg.	92%	50%	100%	7,507
3,000 SFLA							Outbuilding Total		74,865

Accpt Land	52,100	**Accepted Bldg**	228,100	**Total**	280,200

Map/Lot: U11-016-012
Account: 1661 Card: 1 of 1 Location: 11 PAGE AVENUE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	10/01/1997
Sale Price	89,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2285P0304		
Reference 2	U-11-016/12 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.70	Acres-HS Size Adj	3,750.00	2,625	100%		2,625
Total Acres 0.70				Land Total		40,125

Dwelling Description **Replacement Cost New**

Colonial	Two Story	988 Sqft	Grade C 105	Base	203,395
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	988 Sqft, Grade C	Basement Gar	None	Fin Bsmt	54,996
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2010	TYPICAL	TYPICAL	Average	Typical	265,846

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	212,677

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	192	C 105	2,766	Avg.	80%	100%	100%	2,213
Frame Garage	1978	352	C 105	14,951	Avg.	80%	100%	100%	11,961
Frame Shed	2011	96	C 105	771	Avg.	80%	100%	100%	617
1,976 SFLA						Outbuilding Total			14,791

Accpt Land	40,100	**Accepted Bldg**	227,500	**Total**	267,600

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/08/2023
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4509P0001		
Reference 2	R-02-016-A		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	174,451
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	30%			Unfinished	-22,141

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	152,310

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	140,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2011	144	C 100	2,024	Avg.	92%	100%	100%	1,862
BSMT ENTRY.....	2011	18	C 100	275	Avg.	92%	100%	100%	253
Frame Shed	2011	120	C 100	918	Avg.	92%	100%	100%	845
1,323 SFLA							Outbuilding Total		2,960

Accpt Land	50,800	**Accepted Bldg**	143,100	**Total**	193,900

Map/Lot: U17-001-A
Account: 1770 Card: 1 of 1 Location: 670 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/15/2004
Sale Price	4,200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3361P0125 (09/04)
Reference 2	U-17-001/A0 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
9.10	Acres-Commercial Prime	158,750	1,444,625	100%		1,444,625
Total Acres 10.10				Land Total		1,603,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1980	43200	C 100	4,336,044	Avg.	79%	100%	100%	3,425,475
COV LOAD DOCK...	0	7200	C 100	153,174	Avg.	65%	100%	100%	99,563
Encl Frame Porch	0	440	C 100	18,408	Avg.	65%	100%	100%	11,965
Open Frame Porch	0	231	C 100	6,134	Avg.	65%	100%	100%	3,987
PAVING.....	0	65340	C 100	138,521	Avg.	65%	50%	100%	45,020
SPRINKER/100SF..	0	432	C 100	87,418	Avg.	65%	100%	100%	56,822
							Outbuilding Total		3,642,832

Accpt Land	1,603,000	**Accepted Bldg**	3,642,800	**Total**	5,245,800

Name: RUMRILL PRESERVATION GROUP
C/O MAC CAPITAL PARTNERS, INC.

Map/Lot: R01-004
Account: 52 Card: 1 of 1 Location: RUMERILL ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1529P0277
Reference 2	R-01-004/00 0000000000
Tran/Land/Bldg	8 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
12.00	R 20+-Rear 20+	625.00	7,500	100%		7,500
Total Acres 33.00				Land Total		94,500

Accpt Land 94,500 **Accepted Bldg** 0 **Total** 94,500

Name: RUMRILL PRESERVATION GROUP
C/O MAC CAPITAL PARTNERS, INC.

Map/Lot: R02-033

Account: 241 Card: 1 of 1 Location: WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/03/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1134P0139 B3529P0128 (08/05)		
Reference 2	R-02-033/00 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	50%	Topography	12,500
1.00	Acres-Rear Land 11-20	1,250.00	1,250	50%	Topography	625
Total Acres 11.00					Land Total	13,125

Accpt Land	13,100	**Accepted Bldg**	0	**Total**	13,100

Map/Lot: R02-038-A
Account: 261 Card: 1 of 1 Location: 186 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/12/2010
Sale Price	41,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4340P0300		
Reference 2	R-02-038/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.00	Acres-Rear Land 11-20	1,250.00	1,250	100%		1,250
Total Acres 12.00				Land Total		75,750

Accpt Land	75,800	**Accepted Bldg**	0	**Total**	75,800

Name: RUMRILL PRESERVATION GROUP
C/O MAC CAPITAL PARTNERS, INC.

Map/Lot: R02-038-H
Account: 270 Card: 1 of 1 Location: 0 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/16/2004
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3270P0155 (04/04)		
Reference 2	R-02-038/H0 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	15%	Access	6,750
0.46	Acres-HS Size Adj	4,500.00	2,070	100%		2,070
Total Acres 0.46					Land Total	8,820

Accpt Land	8,800	**Accepted Bldg**	0	**Total**	8,800

Name: RUMRILL PRESERVATION GROUP
C/O MAC CAPITAL PARTNERS, INC.

Map/Lot: R02-039

Account: 272 Card: 1 of 1 Location: FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/25/2003
Sale Price	55,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3043P0298 (04/03)
Reference 2	R-02-039/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%	Access	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
71.00	R 20+-Rear 20+	625.00	44,375	50%	Topography	22,188
Total Acres 92.00					Land Total	86,688

Accpt Land 86,700 **Accepted Bldg** 0 **Total** 86,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1529P0277
Reference 2	R-06-038/00 0000000000
Tran/Land/Bldg	7 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
14.00	R 20+-Rear 20+	625.00	8,750	100%		8,750
Total Acres 35.00					Land Total	95,750

Dwelling Description **Replacement Cost New**

Other	One & 1/2 Story	624 Sqft	Grade C 105	Base	90,652
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,722
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,797
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	80,115

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	72,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	528	C 105	20,212	Avg.	90%	100%	100%	18,191
Frame Shed	2002	500	C 100	3,825	Avg.	90%	100%	100%	3,442
Canopy	2002	180	C 100	2,360	Avg.	90%	100%	100%	2,124
936 SFLA							Outbuilding Total		23,757

Accpt Land	95,800	Accepted Bldg	95,900	Total	191,700

Name: RUMRILL PRESERVATION GROUP
C/O MAC CAPITAL PARTNERS, INC

Map/Lot: R06-039
Account: 880 Card: 1 of 1 Location: 81 RUMERILL ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1963P0335
Reference 2	R-06-039/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.80	Acres-Rear Land 11-20	1,250.00	6,000	100%		6,000
Total Acres 15.80				Land Total		80,500

Accpt Land 80,500 **Accepted Bldg** 0 **Total** 80,500

Name: RUMRILL PRESERVATION GROUP
C/O MAC CAPITAL PARTNERS, INC.

Map/Lot: R02-029-B
Account: 2069 Card: 1 of 1 Location: WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/03/2005
Sale Price	56,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3529P0128 (08/05)		
Reference 2	R-02-029-B		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%	Access	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
16.00	R 20+-Rear 20+	625.00	10,000	100%		10,000
Total Acres 37.00				Land Total		74,500

Accpt Land 74,500 **Accepted Bldg** 0 **Total** 74,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/07/2021
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3387P0032 (11/04)		
Reference 2	U-01-011/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	840	B 100	146,621	Avg.	65%	100%	100%	95,304
						Outbuilding Total			95,304

Accpt Land	0	**Accepted Bldg**	95,300	**Total**	95,300

Map/Lot: R03-068
Account: 419 Card: 1 of 1 Location: 687 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/11/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0785P0037 B4580P0001		
Reference 2	R-03-068/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.86	Acres-HS Size Adj	4,500.00	3,870	100%		3,870
Total Acres 0.86				Land Total		48,870

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	912 Sqft	Grade D 100	Base	64,219
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-9,745
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,392
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	53,082

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	38,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1980	660	C 100	23,009	Avg.	85%	100%	100%	19,558
Frame Garage	1980	792	D 100	23,020	Avg.	70%	100%	100%	16,114
Frame Shed	1980	120	D 100	789	Avg-	72%	100%	100%	568
Wood Deck	1980	160	D 100	1,916	Avg-	72%	100%	100%	1,380
912 SFLA						Outbuilding Total			37,620

Accpt Land	48,900	**Accepted Bldg**	75,800	**Total**	124,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/31/2020
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0988P0143		
Reference 2	R-03-065/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.65	Acres-HS Size Adj	4,500.00	2,925	100%		2,925
Total Acres 0.65				Land Total		47,925

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,076 Sqft	Grade C 105	Base	132,152
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	860 Sqft, Grade C	Basement Gar	None	Fin Bsmt	50,265
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Above Average	Typical	189,118

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	158,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1967	140	C 100	10,982	Avg.	72%	100%	100%	7,907
1.25 ST GARAGE..	1967	528	C 100	29,605	Avg.	72%	100%	100%	21,316
Frame Garage	1967	720	C 100	24,718	Avg.	72%	100%	100%	17,797
Swimming Pool	1980	1	C 100	7,224	Avg.	99%	100%	100%	7,152
1,216 SFLA						Outbuilding Total			54,172

Accpt Land	47,900	Accepted Bldg	213,000	Total	260,900

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/10/2021
Sale Price	1,192,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3196P0244 (11/03)
Reference 2	R-09-007/03 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
0.85	Acres-Waterfront Rear	16,250.00	13,813	100%		13,813
Total Acres 1.85					Land Total	288,813

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade B 110	Base	221,759
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	14,370
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,780
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	2003	GOOD	GOOD	Very Good	Typical	246,909

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	232,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1986	657	B 110	76,971	V.G.	94%	100%	100%	72,353
Wood Deck	1986	408	B 110	6,819	V.G.	94%	100%	100%	6,410
Frame Garage	1986	624	B 110	27,810	V.G.	94%	100%	100%	26,141
Frame Shed	1986	180	B 110	1,742	V.G.	94%	100%	100%	1,637
1 Story/BASEMENT	1986	416	B 110	48,735	V.G.	94%	100%	100%	45,811
Encl Frame Porch	2004	247	B 110	13,322	Avg.	91%	100%	100%	12,123
Wood Deck	2004	57	B 110	1,156	Avg.	91%	100%	100%	1,052
SOLAR PANELS	2023	30	C 100	1,500	Avg.	92%	100%	100%	1,380
2,935 SFLA						Outbuilding Total			166,907

Accpt Land	288,800	Accepted Bldg	399,000	Total	687,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL NW
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	05/24/2022
Sale Price	37,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B773P0263		
Reference 2	R-01-035-D	LOT #2 HARD WAY SUB. PLAN	
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	60%	Topography	27,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.86	Acres-Rear Land 1-10	2,500.00	4,650	100%		4,650
Total Acres 2.86					Land Total	36,150

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,736 Sqft	Grade C 100	Base	145,041
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,110
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,736	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	127,611

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	117,402

Accpt Land	36,200	**Accepted Bldg**	117,400	**Total**	153,600

Map/Lot: U12-004
Account: 1675 Card: 1 of 1 Location: 95 BEECHNUT HILL ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1035P0002
Reference 2	U-12-004/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.00	Acres-Rear Land 11-20	1,250.00	7,500	100%		7,500
Total Acres 17.00				Land Total		77,875

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,312 Sqft	Grade B 100	Base	274,305
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Good	Typical	284,910

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	227,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	91	B 100	8,210	Good	80%	100%	100%	6,568
Encl Frame Porch	1920	56	B 100	3,146	Good	80%	100%	100%	2,517
Encl Frame Porch	1920	147	B 100	7,418	Good	80%	100%	100%	5,934
Open Frame Porch	1920	240	B 100	7,315	Good	80%	100%	100%	5,852
Frame Bay Window	1920	20	B 100	1,804	Good	80%	100%	100%	1,443
Frame Garage	2000	1008	C 100	32,918	Avg.	89%	100%	100%	29,297
Open Frame Porch	2000	144	C 100	3,931	Avg.	89%	100%	100%	3,499
2,735 SFLA						Outbuilding Total			55,110

Accpt Land 77,900 **Accepted Bldg** 283,000 **Total** 360,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
5.24	Acres-Rear Land 1-10	2,500.00	13,100	100%		13,100
Total Acres 6.24					Land Total	58,475

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,624 Sqft	Grade C 100	Base	189,958
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	199,898

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	183,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2022	728	C 100	24,945	Avg.	92%	100%	100%	22,949
Open Frame Porch	2022	240	C 100	6,361	Avg.	92%	100%	100%	5,852
Wood Deck	2022	320	C 100	4,268	Avg.	92%	100%	100%	3,927
Frame Shed	2023	288	C 100	2,204	Avg.	92%	100%	100%	2,028
Wood Deck	2023	192	C 100	2,635	Avg.	92%	100%	100%	2,424
1,624 SFLA							Outbuilding Total		37,180

Accpt Land	58,500	Accepted Bldg	221,100	Total	279,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/26/2019
Sale Price	195,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2365P0066		
Reference 2	U-10-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.43	Acres-HS Size Adj	4,125.00	1,774	100%		1,774
Total Acres 0.43				Land Total		43,024

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	945 Sqft	Grade C 105	Base	160,277
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-6,164
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2012	TYPICAL	TYPICAL	Above Average	Typical	163,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	122,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	2007	207	C 100	23,541	Avg-	82%	90%	100%	17,374
1 & 3/4 STORY FR	2002	506	C 100	57,545	Avg-	80%	90%	100%	41,432
ONE STORY FRAME	1900	88	C 100	6,904	Fair	42%	90%	100%	2,610
Open Frame Porch	2007	216	C 100	5,754	Fair	72%	100%	100%	4,143
Frame Shed	2010	128	C 100	979	Avg+	97%	100%	100%	950
2,990 SFLA						Outbuilding Total			66,509

Accpt Land	43,000	**Accepted Bldg**	188,800	**Total**	231,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2480P0339
Reference 2	U-19-005/00
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.50	Acres-Rear Land 11-20	1,250.00	8,125	100%		8,125
Total Acres 17.50				Land Total		177,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN STEEL.....	1950	8343	D 100	214,133	Avg-	57%	100%	100%	122,056
MAN STEEL.....	0	2987	D 100	88,897	Avg-	57%	100%	100%	50,671
14' Mobile Home	1978	14X66	D 100	80,784	Avg-	40%	50%	100%	16,157
ONE STORY FRAME	1978	64	D 100	4,319	Avg-	69%	100%	100%	2,980
Encl Frame Porch	1978	96	D 100	3,758	Fair	56%	100%	100%	2,104
1 ST BARN.....	1978	800	D 100	22,382	Avg-	69%	100%	100%	15,444
Frame Shed	1978	800	D 100	5,264	Avg-	69%	100%	100%	3,632
Frame Shed	1978	800	D 100	5,264	Avg-	69%	100%	100%	3,632
988 SFLA						Outbuilding Total			216,676

Land	150,500	**Accepted Bldg**	216,700	**Total**	367,200

Map/Lot: U19-005-A
Account: 1812 Card: 1 of 1 Location: 137 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/28/2014
Sale Price	11,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1	B4761P0053		
Reference 2	U-19-005/A0 0000000000		
Tran/Land/Bldg	1 1 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	125%		51,563
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50					Land Total	59,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2012	4848	D 100	13,029	Avg-	82%	100%	100%	10,684
								Outbuilding Total	10,684

Accpt Land	59,400	**Accepted Bldg**	10,700	**Total**	70,100

Map/Lot: R07-048-B
Account: 977 Card: 1 of 1 Location: 195 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/31/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4552P0315		
Reference 2	R-07-048/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.27	Acres-Rear Land 1-10	2,500.00	675	100%		675
Total Acres 1.27				Land Total		46,050

Dwelling Description **Replacement Cost New**

Colonial	Two Story	512 Sqft	Grade B 100	Base	111,978
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,838
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,633
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,090
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	Old Type	Fair	Typical	103,683

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	42%	80%	100%	34,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1820	480	B 100	51,121	Fair	42%	80%	100%	17,177
Unfinished Attic	1820	480	B 100	3,009	Fair	42%	80%	100%	1,011
Wood Deck	1990	96	C 100	1,411	Avg-	74%	100%	100%	1,044
1.25 ST SHED....	1820	240	D 100	1,678	Poor	25%	100%	100%	420
Barn 1S	2016	324	D 100	10,900	Avg.	92%	90%	100%	9,025
1,504 SFLA						Outbuilding Total			28,677

Accpt Land	46,100	Accepted Bldg	63,500	Total	109,600

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	02/09/2015
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1142P0289 B2060P0266 B4548P0229
Reference 2	U-12-002/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.86	Acres-Rear Land 11-20	1,250.00	4,825	100%		4,825
Total Acres 14.86				Land Total		92,325

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 105	Base	168,505
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	172,978

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	147,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1989	528	C 105	20,212	Avg.	83%	100%	100%	16,776
Wood Deck	1989	224	C 105	3,196	Avg.	83%	100%	100%	2,653
Frame Shed	1989	528	C 105	4,241	Avg.	83%	100%	100%	3,520
1.50 ST SHED....	1980	896	B 100	9,016	Avg.	79%	100%	100%	7,123
Unfin Basement	1980	896	C 100	12,690	Avg.	79%	100%	100%	10,025
Wood Deck	2015	100	C 100	1,462	Avg.	92%	100%	100%	1,345
1,400 SFLA						Outbuilding Total			41,442

Accpt Land	92,300	Accepted Bldg	188,500	Total	280,800

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/25/2020
Sale Price	278,000
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1285P0104		
Reference 2	R-05-132/A0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	80%	Topography	150,000
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
3.70	Acres-Rear Land 1-10	2,500.00	9,250	100%		9,250
Total Acres 4.70					Land Total	178,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	589 Sqft	Grade B 95	Base	103,941
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,999
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	TYPICAL	TYPICAL	Average	Typical	106,596

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	71,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1946	648	B 95	69,971	Avg.	67%	100%	100%	46,881
ENC.PORCH/BSMT	1946	290	B 95	17,910	Avg.	67%	100%	100%	12,000
Frame Garage	1960	624	C 100	21,984	Avg.	69%	100%	100%	15,169
Wood Deck	1960	132	C 100	1,870	Avg.	69%	100%	100%	1,290
2,003 SFLA							Outbuilding Total		75,340

Accpt Land	178,000	**Accepted Bldg**	146,800	**Total**	324,800

Map/Lot: R06-042-A
Account: 885 Card: 1 of 1 Location: 262 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/15/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2517P0095		
Reference 2	R-06-042/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	49,525

Dwelling Description

Ranch	One Story	952 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	111,354
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	952	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	111,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	102,446

Accpt Land	49,500	Accepted Bldg	102,400	Total	151,900

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/25/2015
Sale Price	87,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2962P0043 B4537P0083		
Reference 2	U-01-045/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.08	Acres-HS Size Adj	13,750.00	1,100	100%		1,100
Total Acres 0.08				Land Total		138,600

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	674 Sqft	Grade C 95	Base	98,434
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-5,967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,047
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2018	TYPICAL	TYPICAL	Very Good	Typical	96,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	82,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2018	320	C 100	29,139	Avg.	92%	100%	100%	26,808
Wood Deck	2018	126	C 100	1,794	Avg.	92%	100%	100%	1,650
Wood Deck	2018	126	C 100	1,794	Avg.	92%	100%	100%	1,650
1,011 SFLA						Outbuilding Total			30,108

Accpt Land	138,600	**Accepted Bldg**	112,100	**Total**	250,700

Map/Lot: U03-010
Account: 1411 Card: 1 of 1 Location: 164 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/30/2021
Sale Price	380,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1569P0162		
Reference 2	U-03-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.29	Acres-Rear Land 1-10	2,500.00	3,225	100%		3,225
Total Acres 2.29				Land Total		154,475

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,056 Sqft	Grade B 95	Base	177,356
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-3,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	178,426

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	115,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1940	391	B 95	5,651	Avg.	65%	100%	100%	3,673
Open Frame Porch	1999	96	B 100	3,124	Avg.	88%	100%	100%	2,749
ONE STORY FRAME	1999	360	B 100	32,479	Avg.	88%	30%	100%	8,575
Wood Deck	1999	201	B 100	3,162	Avg.	88%	100%	100%	2,783
AB.GR. POOL.....	1999	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	1940	140	B 95	1,171	Avg.	65%	100%	100%	761
ONE STORY FRAME	1940	176	B 95	15,085	Avg.	65%	100%	100%	9,805
2,120 SFLA						Outbuilding Total			29,584

Accpt Land	154,500	**Accepted Bldg**	145,600	**Total**	300,100

Map/Lot: R07-006
Account: 904 Card: 1 of 1 Location: 224 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/02/2022
Sale Price	435,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4446P0101		
Reference 2	R-07-006/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24				Land Total		45,975

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	870 Sqft	Grade B 95	Base	153,529
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet 1/4 Bmt	Basement	-8,857
Fin. Basement Area	192 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,191
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1929	0	GOOD	GOOD	Good	Typical	165,489

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	132,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1929	315	B 95	31,871	Good	80%	100%	100%	25,497
1 Story/BASEMENT	1929	270	B 95	27,319	Good	80%	100%	100%	21,855
Open Frame Porch	1980	275	B 95	7,919	Good	80%	100%	100%	6,335
Wood Deck	1980	125	B 95	1,946	Good	80%	100%	100%	1,557
Frame Garage	1965	352	D 100	12,245	Avg-	63%	100%	100%	7,714
TWO STORY FRAME	1929	100	B 95	13,969	Good	80%	100%	100%	11,175
Brick Deck	1980	390	C 100	4,631	Avg.	79%	100%	100%	3,658
2,307 SFLA						Outbuilding Total			77,791

Accpt Land	46,000	Accepted Bldg	210,200	Total	256,200

Map/Lot: U13-008
Account: 1694 Card: 1 of 1 Location: 25 PINEWOOD DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/04/2004
Sale Price	138,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3442P0320 (02/05)		
Reference 2	U-13-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.51	Acres-HS Size Adj	3,750.00	1,913	100%		1,913
Total Acres 0.51				Land Total		39,413

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	768 Sqft, Grade C	Basement Gar	None	Fin Bsmt	44,887
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	162,792

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	130,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	144	D 100	1,740	Avg-	69%	100%	100%	1,201
Frame Garage	1978	440	C 100	16,744	Avg.	78%	100%	100%	13,060
Frame Shed	1978	64	D 100	421	Avg.	78%	100%	100%	328
Swimming Pool	1978	1	C 100	7,224	Avg.	99%	40%	100%	2,861
960 SFLA						Outbuilding Total			17,450

Accpt Land	39,400	Accepted Bldg	147,700	Total	187,100

Neighborhood	YOUNG'S POINT W/O WATER
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/27/2023
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3385P0259 (11/04)		
Reference 2	R-09-008/03 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	110

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	118,750	118,750	100%		118,750
1.00	Acres-HS Size Adj	11,875.00	11,875	100%		11,875
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30				Land Total		131,375

Dwelling Description **Replacement Cost New**

Colonial	Two Story	936 Sqft	Grade B 100	Base	215,262
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	220,161

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	193,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	121	C 100	1,730	Avg.	88%	100%	100%	1,522
Frame Garage	1998	552	B 100	22,924	Avg.	88%	100%	100%	20,173
Open Frame Porch	1998	32	B 100	1,261	Avg.	88%	100%	100%	1,110
Encl Frame Porch	2001	160	B 100	8,028	Avg.	88%	100%	100%	7,065
1SFr Overhang	1998	36	B 100	3,248	Avg.	88%	100%	100%	2,858
Wood Deck	2001	184	B 100	2,914	Avg.	88%	100%	100%	2,564
ONE STORY FRAME 2,068 SFLA	1998	160	B 100	14,435	Avg.	88%	100%	100%	12,703
						Outbuilding Total			47,995

Accpt Land	131,400	**Accepted Bldg**	241,700	**Total**	373,100

Map/Lot: U21-009-001-B05
Account: 2338 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT B5

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/15/2004
Sale Price	42,092
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0030 (06/04)		
Reference 2	HANGAR UNIT B5		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Map/Lot: R01-044-B3
Account: 146 Card: 1 of 1 Location: 38 GOLDEN APPLE DRIVE

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Gravel

Sale Data

Sale Date	10/01/1995
Sale Price	25,083
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2099P0161		
Reference 2	R-01-044/B3 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.70	Acres-Rear Land 1-10	2,500.00	14,250	100%		14,250
Total Acres 6.70					Land Total	63,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	187,244
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,126
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	200,535

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	184,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FA/1FA/B	2007	165	B 100	21,066	Avg.	92%	100%	100%	19,381
1S AD/GAR.....	2007	960	B 100	90,835	Avg.	92%	100%	100%	83,568
Open Frame Porch	2007	88	C 100	2,514	Avg.	92%	100%	100%	2,313
ONE STORY FRAME	2014	192	B 100	17,322	Avg.	92%	100%	100%	15,936
1,956 SFLA						Outbuilding Total			121,198

Accpt Land	63,800	Accepted Bldg	305,700	Total	369,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/31/2017
Sale Price	119,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3739P0035		
Reference 2	U-02-087/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.09	Acres-HS Size Adj	13,750.00	1,238	100%		1,238
Total Acres 0.09				Land Total		69,988

Dwelling Description

				Replacement Cost New	
Ranch	One Story	825 Sqft	Grade C 95	Base	91,674
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Very Good	Typical	91,674

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	80,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	93	C 100	1,374	Avg.	84%	100%	100%	1,154
825 SFLA						Outbuilding Total			1,154

Accpt Land	70,000	**Accepted Bldg**	81,800	**Total**	151,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/08/2023
Sale Price	231,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1292P0237 B4473P0101		
Reference 2	U-02-017/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.59	Acres-HS Size Adj	13,750.00	8,113	100%		8,112
Total Acres 0.59				Land Total		111,237

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,384 Sqft	Grade B 95	Base	176,859
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Good	Typical	186,383

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	180,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	650	C 105	23,860	Avg.	90%	100%	100%	21,474
Open Frame Porch	2003	35	C 105	1,231	Avg.	90%	100%	100%	1,108
Open Frame Porch	2003	20	C 105	832	Avg.	90%	100%	100%	749
Wood Deck	2006	192	B 95	2,879	Good	97%	100%	100%	2,793
1S BAY WIND/BSMT	2003	14	B 95	1,524	Good	97%	100%	100%	1,478
1,398 SFLA						Outbuilding Total			27,602

Accpt Land	111,200	Accepted Bldg	208,400	Total	319,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0912P0061
Reference 2	U-04-020/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.64	Acres-HS Size Adj	3,500.00	2,240	100%		2,240
Total Acres 0.64				Land Total		37,240

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	396 Sqft	Grade C 105	Base	63,921
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-2,583
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1998	TYPICAL	TYPICAL	Average	Typical	70,284

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	45,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1984	560	C 105	46,129	Avg.	81%	100%	100%	37,364
1 & 1/2 STORY FR	1998	396	C 105	41,096	Avg.	88%	100%	100%	36,164
ONE STORY FRAME	1998	66	C 105	5,436	Avg.	88%	100%	100%	4,784
Frame Garage	1900	204	C 105	10,525	Avg.	65%	100%	100%	6,841
Frame Shed	1998	136	C 105	1,092	Avg.	88%	100%	100%	961
1/2S AD/GAR.....	1998	1200	C 105	65,992	Avg.	88%	100%	100%	58,073
Frame Shed	1900	126	C 105	1,012	Avg.	65%	100%	100%	658
Canopy	2000	55	C 105	830	Avg.	89%	100%	100%	739
1,814 SFLA						Outbuilding Total			145,584

Accpt Land 37,200 **Accepted Bldg** 191,300 **Total** 228,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1363P0272
Reference 2	U-04-020/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.82	Acres-Rear Land 1-10	2,500.00	2,050	100%		2,050
Total Acres 1.82				Land Total		40,550

Accpt Land 40,600 **Accepted Bldg** 0 **Total** 40,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Steep
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	02/01/2005
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3433P0216 (02/05)		
Reference 2	R-3-9/8		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.51	Acres-Rear Land 1-10	2,500.00	13,775	100%		13,775
Total Acres 6.51				Land Total		54,275

Accpt Land	54,300	**Accepted Bldg**	0	**Total**	54,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/20/2021
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1270P0028 B3560P0165 B3801P0288
Reference 2	U-02-016/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.18	Acres-HS Size Adj	13,750.00	2,475	100%		2,475
Total Acres 0.18					Land Total	71,225

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	927 Sqft	Grade C 100	Base	181,750
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	186,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	171,129

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	35	C 100	1,172	Avg.	92%	100%	100%	1,078
1,854 SFLA						Outbuilding Total			1,078

Accpt Land	71,200	**Accepted Bldg**	172,200	**Total**	243,400

Map/Lot: U10-001-B
Account: 2641 Card: 1 of 1 Location: 16 OLD COUNTY ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/19/2016
Sale Price	93,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
3.30	Acres-Rear Land 1-10	2,500.00	8,250	100%		8,250
Total Acres 4.30					Land Total	70,750

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,008 Sqft	Grade B 95	Base	200,209
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,346
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	20%			Unfinished	-17,201

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Good	Typical	185,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	80%	100%	118,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1820	224	B 95	6,508	Good	80%	80%	100%	4,165
Frame Garage	1970	320	D 100	11,461	Fair	52%	100%	100%	5,960
1,613 SFLA						Outbuilding Total			10,125

Accpt Land	70,800	Accepted Bldg	128,800	Total	199,600

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/07/2018
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2496P0228		
Reference 2	U-02-048/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.38	Acres-Influence W Size Adj	21,875.00	8,313	100%		8,313
Total Acres 0.38				Land Total		227,063

Dwelling Description **Replacement Cost New**

Colonial	Two Story	952 Sqft	Grade C 100	Base	190,384
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,957
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	Floor & Stairs			Attic	2,028
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,380
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	TYPICAL	TYPICAL	Average	Typical	188,915

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	122,795

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1850	270	C 100	34,522	Avg.	65%	100%	100%	22,439
Wood Deck	1984	225	C 100	3,056	Poor	45%	100%	100%	1,375
Encl Frame Porch	1850	20	C 100	1,268	Avg.	65%	100%	100%	824
1.75 ST GARAGE..	1940	416	C 100	36,322	Avg.	65%	100%	100%	23,609
2,444 SFLA						Outbuilding Total			48,247

Accpt Land	227,100	Accepted Bldg	171,000	Total	398,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved
Reference 1	B1110P0144
Reference 2	U-23-003/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	42,500

Dwelling Description				**Replacement Cost New**	
Colonial	Two Story	720 Sqft	Grade B 100	Base	162,340
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,023
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,879
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	148,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	121,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1982	120	B 100	6,150	Avg.	82%	100%	100%	5,043
Open Frame Porch	1982	180	B 100	5,569	Avg.	82%	100%	100%	4,567
1.75 ST GARAGE..	1982	400	B 100	40,164	Avg.	82%	100%	100%	32,934
1,440 SFLA						Outbuilding Total			42,544

Accpt Land	42,500	**Accepted Bldg**	164,500	**Total**	207,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/14/2000
Sale Price	59,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2545P0088		
Reference 2	U-01-104/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.12	Acres-HS Size Adj	13,750.00	1,650	100%		1,650
Total Acres 0.12				Land Total		139,150

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	880 Sqft	Grade B 95	Base	174,786
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	528 Sqft, Grade E	Basement Gar	None	Fin Bsmt	21,749
Heating	100% Floor/Wall	Cooling	0% None	Heat	-9,386
Rooms	7	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,413
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1766	0	Obsolete	TYPICAL	Fair	Typical	183,736

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	97%	100%	74,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 STORY SHED....	1780	270	B 95	2,950	Fair	42%	97%	100%	1,202
1,760 SFLA						Outbuilding Total			1,202

Accpt Land	139,200	**Accepted Bldg**	76,100	**Total**	215,300

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/02/2021
Sale Price	115,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT D STEWART'S COVE PLAN B3782P0082		
Reference 2	R-9-7/A4		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	65%	Neighborho	142,188
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.10	Acres-Waterfront Rear	16,250.00	1,625	100%		1,625
Total Acres 1.10				Land Total		165,688

Accpt Land	165,700	**Accepted Bldg**	0	**Total**	165,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1281P0239
Reference 2	U-01-151/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	90%	Topography	123,750
0.14	Acres-HS Size Adj	13,750.00	1,925	100%		1,925
Total Acres 0.14					Land Total	125,675

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	702 Sqft	Grade C 100	Base	78,202
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,957
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	702	Insulation	-1,246
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	87,371

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	62,033

Accpt Land	125,700	**Accepted Bldg**	62,000	**Total**	187,700

Map/Lot: R04-002-011
Account: 31 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #11

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/06/2022
Sale Price	26,360
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-011	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
.....	1990	14X56	D 100	71,019	Avg-	47%	50%	100%	16,601
Wood Deck	2017	35	D 100	545	Avg.	92%	100%	100%	501
784 SFLA						Outbuilding Total			17,102

Accpt Land	0	**Accepted Bldg**	17,100	**Total**	17,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2642P0165
Reference 2	R-03-001/E0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.65	Acres-Rear Land 1-10	2,500.00	4,125	100%		4,125
Total Acres 2.65					Land Total	53,625

Dwelling Description

				Replacement Cost New	
Log	One & 3/4 Story	1,036 Sqft	Grade B 95	Base	210,246
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	218,219

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	183,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	192	B 95	2,879	Avg.	84%	100%	100%	2,418
Frame Shed	1987	144	D 100	948	Fair	30%	100%	100%	284
AB.GR. POOL.....	1987	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2000	96	C 100	1,411	Avg.	89%	100%	100%	1,256
1,813 SFLA						Outbuilding Total			5,196

Accpt Land	53,600	Accepted Bldg	188,500	Total	242,100

Map/Lot: R06-037-A
Account: 2599 Card: 1 of 1 Location: 182 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/09/2010
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4351P0046		
Reference 2	R-6-37-A		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	65%	Neighborho	29,250
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	41,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 100	Base	133,812
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	139,492

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	128,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2015	192	C 100	2,635	Avg.	92%	100%	100%	2,424
1,144 SFLA						Outbuilding Total			2,424

Accpt Land	41,300	**Accepted Bldg**	130,800	**Total**	172,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA RU
Topography	Steep
Utilities	Dugwell/LakeSeptic System
Street	Paved
Reference 1	B1206P0085
Reference 2	R-05-124/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.10	Acres-Rear Land 1-10	2,500.00	5,250	100%		5,250
Total Acres 3.10				Land Total		49,938

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade B 95	Base	143,999
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2004	TYPICAL	TYPICAL	Above Average	Typical	143,999

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	112,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	1950	48	B 95	4,114	Avg+	78%	100%	100%	3,209
Wood Deck	2004	33	B 95	665	Avg+	78%	100%	100%	519
1 Story/BASEMENT 1,763 SFLA	2016	287	D 110	25,144	Avg.	92%	100%	100%	23,132
						Outbuilding Total			26,860

Accpt Land	49,900	Accepted Bldg	139,200	Total	189,100

Map/Lot: R05-063
Account: 673 Card: 1 of 1 Location: 207 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	07/16/2014
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B480P0221		
Reference 2	R-05-063/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
5.00	Acres-Rear Land 11-20	1,250.00	6,250	100%		6,250
Total Acres 16.00				Land Total		79,375

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 105	Base	165,067
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	169,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	86%	100%	95%	138,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	144	C 100	3,931	Avg.	86%	100%	95%	3,212
Frame Garage	1992	1120	C 100	36,108	Avg.	85%	100%	95%	29,157
Frame Shed	1992	96	C 100	735	Avg.	85%	100%	95%	594
Wood Deck	2005	48	C 100	800	Avg.	86%	100%	95%	654
Wood Deck	2012	200	C 100	2,738	Avg.	92%	100%	95%	2,393
Frame Garage	2022	1600	C 100	49,775	Avg.	92%	100%	95%	43,503
1,344 SFLA						Outbuilding Total			79,513

Accpt Land	79,400	**Accepted Bldg**	218,000	**Total**	297,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/27/2004
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3352P0315 (09/04)		
Reference 2	U-17-001/B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.83	Acres-Rear Land 1-10	2,500.00	2,075	100%		2,075
Total Acres 1.83					Land Total	68,075

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,344 Sqft	Grade B 100	Base	172,178
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1008 Sqft, Grade B	Basement Gar	None	Fin Bsmt	64,526
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Above Average	Typical	241,603

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	231,939

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	2004	41	B 100	3,699	Avg+	96%	100%	100%	3,551
Frame Shed	2006	120	E 100	679	Avg.	92%	100%	100%	625
Frame Shed	2006	100	E 100	566	Avg.	92%	100%	100%	521
Frame Garage	2011	768	C 100	26,084	Avg.	92%	100%	100%	23,997
Frame Shed	2014			----SOUND VALUE----					1,000
Wood Deck	2017	40	B 100	802	Avg.	92%	100%	100%	738
Open Frame Porch	2017	112	B 100	3,590	Avg.	92%	100%	100%	3,303
Frame Shed	2021	672	C 100	5,141	Avg.	92%	100%	100%	4,730
1,385 SFLA						Outbuilding Total			38,465

Accpt Land	68,100	**Accepted Bldg**	270,400	**Total**	338,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/03/2021
Sale Price	216,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4282P0224		
Reference 2	U-18-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.67	Acres-Rear Land 1-10	2,500.00	1,675	100%		1,675
Total Acres 1.67				Land Total		47,050

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	713 Sqft	Grade C 105	Base	115,090
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	126,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	97,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	24	C 105	519	Avg.	77%	100%	100%	400
Frame Shed	1960	96	D 100	632	Fair	46%	100%	100%	291
Patio	1990	100	D 100	984	Avg-	74%	100%	100%	728
1,070 SFLA						Outbuilding Total			1,419

Accpt Land	47,100	**Accepted Bldg**	98,600	**Total**	145,700

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public SewerDugwell/Lake
Street	Paved

Sale Data

Sale Date	02/18/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1468P0111		
Reference 2	U-06-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Conventional	One Story	384 Sqft	Grade D 100	Base	36,788
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-3,077
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,612
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-59
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	Old Type	Below Average	Inadeq.	32,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	57%	89%	100%	16,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	322	D 100	21,725	Avg-	57%	89%	100%	11,021
ONE STORY FRAME	1940	176	D 100	11,875	Avg-	57%	89%	100%	6,024
ONE STORY FRAME	1940	165	D 100	11,131	Avg-	57%	89%	100%	5,647
Frame Garage	1960	576	C 100	20,616	Avg-	61%	100%	100%	12,576
Frame Shed	1960	24	C 100	184	Avg-	61%	100%	100%	112
Wood Deck	2000	80	C 100	1,208	Avg-	79%	100%	100%	954
ONE STORY FRAME	2021	368	D 100	24,829	Avg.	92%	100%	100%	22,843
1,415 SFLA						Outbuilding Total			59,177

Accpt Land	49,500	**Accepted Bldg**	75,400	**Total**	124,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/10/2020
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3032P0142 B4127P0269		
Reference 2	R-05-100/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 25 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
2.00	R 20+-Rear 20+	625.00	1,250	100%		1,250
Total Acres 23.00					Land Total	83,438

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade B 95	Base	132,900
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Good	Typical	132,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	120,939

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1980	720	B 95	27,004	Good	91%	100%	100%	24,574
ENC.PORCH/BSMT	1980	176	B 95	11,062	Good	91%	100%	100%	10,066
OPEN PORCH/BSMT	1980	144	B 95	6,524	Good	91%	100%	100%	5,937
Wood Deck	1980	288	B 95	4,216	Good	91%	100%	100%	3,837
Frame Shed	1970	384	D 100	2,526	Avg-	65%	100%	100%	1,642
Frame Garage	2022	896	D 105	26,845	Avg.	92%	100%	100%	24,697
Patio	2022	224	C 100	2,330	Avg.	92%	100%	100%	2,144
1,040 SFLA							Outbuilding Total		72,897

Accpt Land	83,400	**Accepted Bldg**	193,800	**Total**	277,200

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	02/08/2005
Sale Price	186,009
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3436P0072 (02/05)
Reference 2	R-04-012/08 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	38,525

Dwelling Description

Ranch	One Story	1,792 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	220,089
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1344 Sqft, Grade C	Basement Gar	None	Fin Bsmt	74,812
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,946
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	303,847

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	276,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	112	C 100	1,615	Avg.	91%	100%	100%	1,470
Open Frame Porch	2004	210	C 100	5,602	Avg.	91%	100%	100%	5,098
1,792 SFLA						Outbuilding Total			6,568

Accpt Land	38,500	**Accepted Bldg**	283,100	**Total**	321,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/13/2007
Sale Price	40,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3823P0229		
Reference 2	R-3-7/D		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Topography	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.70	Acres-Rear Land 1-10	2,500.00	9,250	100%		9,250
Total Acres 4.70					Land Total	54,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,248 Sqft	Grade C 100	Base	145,977
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	150,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	138,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2007	24	C 100	494	Avg.	92%	100%	100%	454
Wood Deck	2013	160	C 100	2,228	Avg.	92%	100%	100%	2,050
1,248 SFLA						Outbuilding Total			2,504

Accpt Land	54,300	Accepted Bldg	140,700	Total	195,000

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/24/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2361P0086 B4835P0273		
Reference 2	R-05-085/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
7.00	R 20+-Rear 20+	625.00	4,375	100%		4,375
Total Acres 28.00				Land Total		90,000

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,210 Sqft	Grade D 100	Base	86,941
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,853
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	76,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	70,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2016	36	C 100	646	Avg.	92%	100%	100%	594
Frame Shed	2016			- - - - S O U N D V A L U E - - - -					300
1.75 ST BARN....	2016	720	D 100	39,940	Fair	72%	75%	100%	21,568
WAREHOUSE ST....	1998	1500	C 100	69,833	Avg-	80%	80%	100%	44,693
1.50 ST SHED....	1970	1210	D 100	9,105	Fair	52%	75%	100%	3,551
Wood Deck	2022	322	C 100	4,292	Avg.	92%	100%	100%	3,949
Frame Shed	2022	90	D 100	592	Avg.	92%	100%	100%	545
1,210 SFLA						Outbuilding Total			75,200

Accpt Land	90,000	**Accepted Bldg**	145,800	**Total**	235,800

Map/Lot: R05-086
Account: 707 Card: 1 of 1 Location: 248 ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/18/2015
Sale Price	122,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3381P0024 (10/04)		
Reference 2	R-05-086/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		48,625

Dwelling Description **Replacement Cost New**

Colonial	One & 1/2 Story	640 Sqft	Grade C 100	Base	108,226
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	111,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	85,521

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	296	C 100	23,221	Avg.	77%	100%	100%	17,880
Frame Shed	1970	220	D 100	1,448	Poor	36%	100%	100%	521
Frame Shed	2005	96	C 100	735	Avg.	91%	100%	100%	669
1,256 SFLA						Outbuilding Total			19,070

Accpt Land	48,600	**Accepted Bldg**	104,600	**Total**	153,200

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/03/2003
Sale Price	93,750
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3156P0040 (09/03)		
Reference 2	R-9-7/B1		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	20%	Size/Shape	0
1.00	Acres-Base Waterfront	4,375.00	4,375	90%	Topography	0
1.00	Acres-Base Waterfront	2,500.00	500	33%	Fract. Sha	12,994
0.63	Acres-Shallow WF Size Adj	21,875.00	13,781	100%		0
0.63	Acres-Shallow WF Size Adj	625.00	4,375	33%	Fract. Sha	4,548
Total Acres 0.63					Land Total	17,542

Accpt Land	17,500	**Accepted Bldg**	0	**Total**	17,500

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/25/2003
Sale Price	93,750
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3156P0040 (09/03)		
Reference 2	R-9-7/C		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	90%		196,875
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.77	Acres-Waterfront Rear	16,250.00	28,763	90%		25,886
Total Acres 2.77				Land Total		244,636

Dwelling Description | **Replacement Cost New**

Modern/Contemp.	One & 1/2 Story	656 Sqft	Grade B 105	Base	121,773
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	602 Sqft, Grade C	Basement Gar	None	Fin Bsmt	33,510
Heating	100% Floor/Wall	Cooling	100% None	Heat	-5,800
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	10%			Unfinished	-4,640

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	149,987

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	136,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	48	B 105	1,812	Avg.	91%	100%	100%	1,649
Open Frame Porch	2004	120	B 105	4,014	Avg.	91%	100%	100%	3,653
Wood Deck	2004	328	B 105	5,276	Avg.	91%	100%	100%	4,801
1.50 ST GARAGE..	2005	480	B 105	44,329	Avg.	91%	100%	100%	40,339
1SFr Overhang	2004	30	B 105	2,841	Avg.	91%	100%	100%	2,585
1SFr Overhang	2004	24	B 105	2,274	Avg.	91%	100%	100%	2,069
Wood Deck	2004	120	B 105	2,074	Avg.	91%	100%	100%	1,887
CARPORT.....	2009	184	C 100	3,081	Avg.	92%	100%	100%	2,835
Frame Shed	2009	240	B 105	2,216	Avg.	92%	100%	100%	2,039
940 SFLA						Outbuilding Total			61,857

Accpt Land	244,600	**Accepted Bldg**	198,300	**Total**	442,900

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/03/2020
Sale Price	361,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3474P0091		
Reference 2	R-5-116/18		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	80%	Topography	47,500
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
0.35	Acres-Rear Land 1-10	2,500.00	875	100%		875
Total Acres 1.35					Land Total	54,313

Dwelling Description

Conventional	One & 1/2 Story	775 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	137,012
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	134,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	124,149

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2008	128	B 100	11,548	Avg.	92%	100%	100%	10,624
3/4S AD/GAR.....	2008	396	B 100	33,879	Avg.	92%	100%	100%	31,169
Open Frame Porch	2008	132	B 100	4,171	Avg.	92%	100%	100%	3,837
Wood Deck	2008	232	C 105	3,302	Avg.	92%	100%	100%	3,038
ONE STORY FRAME	2022	600	B 100	54,130	Avg.	92%	100%	100%	49,800
Frame Shed	2022	220	B 100	1,935	Avg.	92%	100%	100%	1,780
Wood Deck	2022	264	D 100	3,056	Avg.	92%	100%	100%	2,812
1,890 SFLA						Outbuilding Total			103,060

Accpt Land	54,300	**Accepted Bldg**	227,200	**Total**	281,500

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL S-R
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/18/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4234P0037		
Reference 2	U-19-003/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
1.62	Acres-Rear Land 1-10	2,500.00	4,050	100%		4,050
Total Acres 2.62				Land Total		66,550

Accpt Land	66,600	**Accepted Bldg**	0	**Total**	66,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/05/2019
Sale Price	92,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4492P0201		
Reference 2	U-01-011/10 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	444	B 100	138,415	Avg.	65%	100%	100%	89,970
						Outbuilding Total			89,970

Accpt Land	0	**Accepted Bldg**	90,000	**Total**	90,000

Map/Lot: R03-069-014
Account: 435 Card: 1 of 1 Location: 26 HILLTOP DRIVE

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/08/2022
Sale Price	322,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3304P0141 B4406P0109		
Reference 2	R-03-069/14 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125
Total Acres 1.45				Land Total		39,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	202,300

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	198,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	386	C 100	5,109	Avg.	92%	100%	100%	4,700
Open Frame Porch	2006	240	C 100	6,361	Avg.	92%	100%	100%	5,852
1,960 SFLA						Outbuilding Total			10,552

Accpt Land	39,600	**Accepted Bldg**	208,800	**Total**	248,400

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/04/2013
Sale Price	212,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4720P0113		
Reference 2	R-01-045/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.30	Acres-Rear Land 11-20	1,250.00	7,875	100%		7,875
Total Acres 17.30					Land Total	82,375

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	952 Sqft	Grade B 100	Base	168,304
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	196 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	5,149
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Above Average	Typical	176,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	166,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1998	88	D 100	580	Avg-	78%	100%	100%	452
Open Frame Porch	1998	84	C 100	2,412	Avg.	88%	100%	100%	2,123
1 Story/BASEMENT	1998	420	C 100	38,898	Avg.	88%	100%	100%	34,230
Wood Deck	1998	344	B 100	5,260	Avg+	94%	100%	100%	4,944
Patio	1998	344	B 100	3,999	Avg+	94%	100%	100%	3,759
1,848 SFLA						Outbuilding Total			45,508

Accpt Land	82,400	**Accepted Bldg**	211,600	**Total**	294,000

Map/Lot: U18-003
Account: 1782 Card: 1 of 1 Location: 25 OLD FERRY ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1999
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B2449P0224		
Reference 2	U-18-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.44	Acres-Rear Land 1-10	2,500.00	1,100	100%		1,100
Total Acres 1.44				Land Total		42,350

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade C 100	Base	140,363
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,478
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Average	Typical	154,063

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	115,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1966	1200	C 100	38,385	Avg.	72%	100%	100%	27,637
Frame Shed	2001	320	C 100	2,448	Avg.	89%	100%	100%	2,179
Wood Deck	2001	184	C 100	2,534	Avg.	89%	100%	100%	2,255
1,200 SFLA						Outbuilding Total			32,071

Accpt Land	42,400	**Accepted Bldg**	147,600	**Total**	190,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/30/2002
Sale Price	370,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2906P0032		
Reference 2	U-01-139/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.91	Acres-Influence W Size Adj	21,875.00	19,906	100%		19,906
Total Acres 0.91				Land Total		238,656

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	648 Sqft	Grade B 100	Base	149,028
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,532
Attic	Floor & Stairs			Attic	1,587
FirePlaces	1			Fireplace	7,339
Insulation	Capped Only			Insulation	-265
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1815	0	TYPICAL	TYPICAL	Above Average	Typical	164,221

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	123,166

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1815	450	B 100	66,168	Avg+	75%	100%	100%	49,626
Encl Frame Porch	1980	224	B 100	11,031	Avg.	79%	100%	100%	8,714
Frame Shed	1980	120	D 100	789	Fair	57%	100%	100%	450
1.50 ST GARAGE..	2007	772	B 100	64,952	Avg.	92%	100%	100%	59,756
Frame Shed	2007	260	C 100	1,989	Avg.	92%	100%	100%	1,830
2,196 SFLA						Outbuilding Total			120,376

Accpt Land	238,700	Accepted Bldg	243,500	Total	482,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/19/2021
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0808P0255		
Reference 2	U-19-008/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	95%	Topography	124,688
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	95%	Topography	12,469
2.13	Acres-Rear Land 1-10	2,500.00	5,325	100%		5,325
Total Acres 3.13					Land Total	142,482

Dwelling Description

				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	106,676
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	113,058

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	87,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	236	C 100	10,082	Avg.	77%	100%	100%	7,763
1S AD/GAR.....	1970	576	C 100	49,079	Avg.	74%	100%	100%	36,318
Wood Deck	1970	36	E 100	479	Poor	36%	100%	100%	172
CARPORT.....	1970	336	D 100	4,635	Poor	36%	100%	100%	1,669
912 SFLA						Outbuilding Total			45,922

Accpt Land	142,500	**Accepted Bldg**	133,000	**Total**	275,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	05/17/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4767P0004		
Reference 2	R-01-029-G		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80					Land Total	54,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	720 Sqft	Grade C 95	Base	80,007
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,106
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Fair	Typical	70,901

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	43,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	130	C 95	5,469	Fair	60%	100%	100%	3,281
Frame Garage	1985	576	C 95	19,586	Fair	60%	100%	100%	11,752
Frame Shed	1985	208	C 100	1,591	Avg.	81%	100%	100%	1,289
720 SFLA							Outbuilding Total		16,322

Accpt Land	54,000	**Accepted Bldg**	60,300	**Total**	114,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/25/1997
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0710P0276		
Reference 2	U-20-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.63	Acres-HS Size Adj	4,125.00	2,599	100%		2,599
Total Acres 0.63				Land Total		43,849

Dwelling Description — **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	127,588

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	98,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1971	576	C 105	21,648	Avg.	77%	100%	100%	16,669
Frame Shed	1980	80	D 100	526	Poor	43%	50%	100%	113
Frame Shed	2004	144	C 100	1,101	Avg.	91%	100%	100%	1,002
Frame Shed	1980	96	E 100	544	Poor	43%	100%	100%	234
Wood Deck	1971	96	D 100	1,214	Avg-	66%	100%	100%	801
Frame Shed	2010	130	D 100	856	Avg-	82%	100%	100%	702
960 SFLA						Outbuilding Total			19,521

Accpt Land	43,800	**Accepted Bldg**	117,800	**Total**	161,600

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1992
Sale Price	266,666
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1818P0211		
Reference 2	R-09-007/05 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
0.85	Acres-Waterfront Rear	16,250.00	13,813	100%		13,813
Total Acres 1.85					Land Total	288,813

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	650 Sqft	Grade B 110	Base	135,473
Exterior	CLAPBOARD	Masonry Trim	128Sqft	Trim	862
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	378 Sqft, Grade B	Basement Gar	None	Fin Bsmt	26,617
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,073
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	180,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	149,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	352	B 110	41,239	Avg.	81%	100%	100%	33,404
1 Story/BASEMENT	1985	400	B 110	46,861	Avg.	81%	100%	100%	37,957
Open Frame Porch	1985	125	B 110	4,364	Avg.	83%	100%	100%	3,622
1SFr Overhang	1985	80	B 110	0	Avg.	83%	100%	100%	0
Wood Deck	2001	88	C 100	1,310	Avg.	89%	100%	100%	1,166
Patio	2001	88	B 110	1,301	Avg.	89%	100%	100%	1,158
ONE STORY FRAME	2001	154	B 110	15,282	Avg.	89%	100%	100%	13,601
Frame Shed	2001	154	B 110	1,489	Avg.	89%	100%	100%	1,325
Wood Deck	1985	231	C 100	3,132	Avg.	81%	100%	100%	2,537
Frame Garage	1985	575	B 110	26,045	Avg.	81%	100%	100%	21,096
2,124 SFLA							Outbuilding Total		115,866

Accpt Land	288,800	Accepted Bldg	265,300	Total	554,100

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1992
Sale Price	266,666
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1818P0211		
Reference 2	R-09-007/05 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	144	C 100	2,024	Avg.	89%	100%	100%	1,801
2,124 SFLA						Outbuilding Total			1,801

Accpt Land	0	**Accepted Bldg**	1,800	**Total**	1,800

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	288,800	265,300	554,100	288,800	265,300	554,100
2	0	1,800	1,800	0	1,800	1,800
TOTAL	288,800	267,100	555,900	288,800	267,100	555,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2950P0094 (11/02)
Reference 2	R-05-047/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.64	Acres-Rear Land 1-10	2,500.00	4,100	100%		4,100
Total Acres 2.64					Land Total	52,225

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 105	Base	123,800
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Below Average	Typical	123,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	71%	100%	95%	83,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	144	C 100	2,024	Avg.	81%	100%	95%	1,557
Frame Shed	1960	60	E 100	340	Poor	30%	100%	95%	97
Frame Garage	2008	864	C 100	28,818	Avg.	92%	100%	95%	25,187
Frame Shed	2012	192	C 100	1,469	Avg.	92%	100%	95%	1,283
1,008 SFLA							Outbuilding Total		28,124

Accpt Land	52,200	Accepted Bldg	111,600	Total	163,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/12/2021
Sale Price	22,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2888P0298 B4659P0002		
Reference 2	R-5-73-006 LOT #6 UPLAND SUB. PLAN		
Tran/Land/Bldg	8 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	53,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	174,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	75%	100%	120,451

Accpt Land	53,100	**Accepted Bldg**	120,500	**Total**	173,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	R-06-025/01
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	896 Sqft	Grade C 105	Base	184,455
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	448 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,184
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	213,621

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	88%	100%	100%	187,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2002	80	D 100	526	Avg.	90%	100%	100%	473
Wood Deck	2002	225	C 100	3,056	Avg.	90%	100%	100%	2,750
Wood Deck	2002	72	C 100	1,105	Avg.	90%	100%	100%	994
Open Frame Porch	2012	60	C 105	1,895	Avg.	92%	100%	100%	1,743
1,792 SFLA						Outbuilding Total			5,960

Accpt Land	49,500	Accepted Bldg	193,900	Total	243,400

Map/Lot: R06-002-001
Account: 805 Card: 1 of 1 Location: 233 FEDERAL STREET

Neighborhood	RURAL NORTH
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1217P0269
Reference 2	R-06-002/01 0000000000
Tran/Land/Bldg	8 1 18
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-Base Homesite Value	43,750.00	1,181,250	100%		1,181,250
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
0.10	Acres-Rear Land 11-20	1,250.00	125	100%		125
Total Acres 11.10				Land Total		1,210,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	2012	9000	C 110	658,603	Avg+	97%	80%	100%	511,076
APT	2012	8474	C 110	620,112	Avg+	97%	80%	100%	481,207
Open Frame Porch	1980	303	C 100	7,956	Avg.	79%	100%	100%	6,285
Frame Shed	1980	420	C 100	3,212	Avg.	79%	60%	100%	1,522
APT	2012	768	C 110	56,201	Avg+	97%	80%	100%	43,612
Open Frame Porch	1980	80	C 100	2,311	Avg.	79%	100%	100%	1,826
Encl Frame Porch	1980	21	C 100	1,308	Avg.	79%	100%	100%	1,033
							Outbuilding Total		1,046,561

Land	1,026,700	**Accepted Bldg**	1,046,600	**Total**	2,073,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	
Utilities	NoWater/NoSewer
Street	
Reference 1	ASSOCIATION RAMP, FLOAT & PIER
Reference 2	
Tran/Land/Bldg	0 1 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	24 0 0 Land Schedule 106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FLOAT & RAMP....	2007	308	C 100	5,300	Avg.	92%	100%	100%	4,876
PIER.....	2007	147	C 100	1,558	Avg.	92%	100%	100%	1,433
							Outbuilding Total		6,309

Accpt Land	0	**Accepted Bldg**	6,300	**Total**	6,300

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	09/01/1995
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2085P0131 B3609P0304		
Reference 2	U-03-025/00 0000000000		
Tran/Land/Bldg	1 1 14		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	17 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
2.48	Acres-Waterfront Rear	16,250.00	40,300	100%		40,300
Total Acres 3.48					Land Total	280,925

Dwelling Description / **Replacement Cost New**

Other	One & 1/2 Story	1,477 Sqft	Grade C 105	Base	218,863
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-20,646
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	3	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	205,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	166,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	792	C 105	65,239	Avg.	81%	100%	100%	52,844
ONE STORY FRAME	1980	594	C 105	48,929	Avg.	81%	100%	100%	39,632
ONE STORY FRAME	1980	240	C 105	19,769	Avg.	81%	100%	100%	16,013
ONE STORY FRAME	1980	72	C 105	5,931	Avg.	81%	100%	100%	4,804
ONE STORY FRAME	1980	36	C 105	2,965	Avg.	81%	100%	100%	2,402
Open Frame Porch	1980	27	C 105	1,019	Avg.	81%	100%	100%	825
Frame Shed	1980	80	C 105	642	Avg.	81%	100%	100%	520
Res. Greenhouse	1980	144	C 105	9,425	Avg.	81%	100%	100%	7,634
3,950 SFLA							Outbuilding Total		124,674

Accpt Land	280,900	**Accepted Bldg**	291,300	**Total**	572,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1858P0240
Reference 2	R-05-073/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	300%	Neighborho	131,250
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
18.00	R 20+-Rear 20+	625.00	11,250	100%		11,250
Total Acres 39.00					Land Total	184,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	782 Sqft	Grade B 95	Base	131,337
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	143,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	93,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Finished Attic	1900	238	B 95	5,219	Avg.	65%	100%	100%	3,392
ONE STORY FRAME	1900	238	B 95	20,399	Avg.	65%	100%	100%	13,259
ONE STORY FRAME	1900	156	B 95	13,371	Avg.	65%	100%	100%	8,691
Frame Shed	1900			----SOUND VALUE----					300
1,662 SFLA						Outbuilding Total			25,642

Accpt Land	184,400	Accepted Bldg	119,100	Total	303,500

Neighborhood	RURAL NORTH
Zoning/Use	SHORE STREAM PRO
Topography	Steep
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1066P0253
Reference 2	R-05-093/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	50,625

Accpt Land	50,600	**Accepted Bldg**	0	**Total**	50,600

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/01/1994
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1976P0179		
Reference 2	U-01-087/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.11	Acres-Commercial Size Adj	11,875.00	1,306	100%		1,306
Total Acres 0.11					Land Total	227,931

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1871	3315	C 100	39,813	Avg-	57%	75%	100%	17,020
STORE MASONRY...	1871	3315	C 100	350,300	Avg-	57%	75%	100%	149,753
WAREHOUSE MS....	0	3315	C 100	169,862	Fair	42%	75%	100%	53,506
WAREHOUSE MS....	0	3315	C 100	169,862	Poor	25%	75%	100%	31,850
								Outbuilding Total	252,129

Accpt Land	227,900	**Accepted Bldg**	252,100	**Total**	480,000

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Steep
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-06-046/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		51,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 95	Base	131,566
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-4,189
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	127,377

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	95%	100%	93,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1993	160	B 95	7,626	Avg.	77%	95%	100%	5,578
Frame Garage	1993	672	B 95	25,510	Avg.	77%	95%	100%	18,661
Frame Shed	1989	96	D 100	632	Avg-	74%	100%	100%	468
1,152 SFLA						Outbuilding Total			24,707

Accpt Land	51,300	**Accepted Bldg**	117,900	**Total**	169,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2363P0087
Reference 2	R-07-073/07 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 6 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30				Land Total		42,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 105	Base	165,067
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	168,049

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	147,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	36	C 100	646	Avg.	88%	100%	100%	568
Wood Deck	1998	248	C 100	3,350	Avg.	88%	100%	100%	2,948
Frame Shed	1998	120	C 100	918	Avg.	88%	100%	100%	808
Frame Garage	2020	338	D 100	11,902	Avg.	92%	100%	100%	10,950
1,344 SFLA						Outbuilding Total			15,274

Accpt Land	42,000	Accepted Bldg	163,200	Total	205,200

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	11/09/2020
Sale Price	172,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1323P0057		
Reference 2	U-09-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.69	Acres-HS Size Adj	6,250.00	4,313	100%		4,313
Total Acres 0.69				Land Total		60,563

Dwelling Description **Replacement Cost New**

Multi Family	One & 3/4 Story	960 Sqft	Grade C 105	Base	162,821
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	2003	TYPICAL	TYPICAL	Average	Typical	167,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	112,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1945	96	C 105	7,908	Avg.	67%	100%	100%	5,298
Open Frame Porch	1945	192	C 105	5,404	Avg.	67%	100%	100%	3,621
ONE STORY FRAME	1945	624	C 105	51,400	Avg.	67%	100%	100%	34,438
Wood Deck	1980	112	C 100	1,615	Avg-	70%	100%	100%	1,130
Frame Bay Window	1960	16	C 105	1,318	Avg.	67%	100%	100%	883
Frame Garage	1985	576	C 100	20,616	Avg.	81%	100%	100%	16,699
Frame Shed	2003	480	B 100	4,224	Avg.	90%	100%	100%	3,802
Finished Attic	1945	192	C 105	4,048	Avg.	67%	100%	100%	2,712
2,493 SFLA						Outbuilding Total			68,583

Accpt Land	60,600	Accepted Bldg	181,000	Total	241,600

Map/Lot: U13-019-B
Account: 1705 Card: 1 of 1 Location: 11 CLOVER LANE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	LevelLevel
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	08/29/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4601P0123		
Reference 2	U-13-019/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	41,300

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,134 Sqft	Grade D 100	Base	81,481
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,983
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Unknown	SFLA	1,134	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	72,162

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	66,389

Accpt Land	41,300	Accepted Bldg	66,400	Total	107,700

Map/Lot: R05-009
Account: 564 Card: 1 of 1 Location: WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/26/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3494P0097 (06/05)		
Reference 2	R-05-009/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
13.00	R 20+-Rear 20+	625.00	8,125	100%		8,125
Total Acres 34.00				Land Total		93,750

Accpt Land	93,800	**Accepted Bldg**	0	**Total**	93,800

Map/Lot: R08-010
Account: 1082 Card: 1 of 1 Location: 495 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	06/28/2023
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1598P0099		
Reference 2	R-08-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
Total Acres 24.00				Land Total		86,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	880 Sqft	Grade B 95	Base	158,399
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	45% Forced Warm	Cooling	0% None	Heat	-6,159
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,986
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	Old Type	Fair	Typical	149,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	62,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1800	216	B 95	1,805	Fair	42%	100%	100%	758
Frame Shed	1800	432	B 95	3,611	Fair	42%	100%	100%	1,517
Frame Shed	1800	132	B 95	1,104	Fair	42%	100%	100%	464
Frame Shed	1800	80	D 100	526	Poor	25%	100%	100%	132
1 ST BARN.....	1800	1032	C 100	32,534	Poor	25%	100%	100%	8,134
1 ST BARN.....	1800	2640	C 100	77,638	Poor	25%	100%	100%	19,410
1,540 SFLA						Outbuilding Total			30,415

Accpt Land	86,600	**Accepted Bldg**	93,100	**Total**	179,700

Map/Lot: U14-004
Account: 1734 Card: 1 of 1 Location: 489 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	10/05/2010
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4326P0175		
Reference 2	U-14-004/00 0000000000		
Tran/Land/Bldg	9 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	62,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2015	14X66	C 100	107,910	Avg.	90%	50%	100%	48,560
SLAB.....	2021	924	C 100	2,888	Avg.	92%	100%	100%	2,657
Wood Deck	2021	24	C 100	494	Avg.	92%	100%	100%	454
924 SFLA							Outbuilding Total		51,671

Accpt Land	62,500	**Accepted Bldg**	51,700	**Total**	114,200

Map/Lot: U15A-007-B-1
Account: 1745 Card: 1 of 1 Location: 565 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/13/2010
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4355P0278		
Reference 2	U-15A-007/B1 LOT #1 COASTAL COMMONS		
Tran/Land/Bldg	1 2 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	70%	Topography	99,750
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
4.90	Acres-Commercial 1-20	15,875.00	77,788	100%		77,788
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 8.00					Land Total	202,413

Accpt Land	202,400	**Accepted Bldg**	0	**Total**	202,400

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL RU
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/14/2021
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3622P0087 (01/06)		
Reference 2	U-17-003/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
11.00	Acres-Commercial 1-20	15,875.00	174,625	100%		174,625
Total Acres 12.00				Land Total		333,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT FINISHED...	1987	1200	D 100	55,134	Avg.	82%	100%	100%	45,210
OFFICE WOOD.....	1987	1200	C 100	79,831	Avg.	82%	100%	100%	65,461
Frame Shed	2004	120	D 100	789	Avg-	81%	100%	100%	639
WAREHOUSE WD....	1987	1300	D 100	52,049	Avg.	82%	100%	100%	42,680
							Outbuilding Total		153,990

Accpt Land	333,000	**Accepted Bldg**	154,000	**Total**	487,000

Map/Lot: U18-004
Account: 1783 Card: 1 of 1 Location: 744 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2000
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Arms Length Sale

Reference 1	B2550P0309		
Reference 2	U-18-004/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.51	Acres-Commercial Prime	158,750	80,963	100%		80,963
Total Acres 1.51				Land Total		239,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
AUTO CENTER.....	2004	4800	C 100	279,840	Avg.	91%	100%	100%	254,654
OFFICE MEZZ	2004	1000	C 100	45,792	Avg.	91%	100%	100%	41,671
Frame Garage	2005	900	C 100	29,842	Avg+	96%	100%	100%	28,648
Frame Shed	2005	1440	C 100	11,016	Avg.	91%	100%	100%	10,025
PAVING.....	2004	22000	C 100	46,640	Avg.	91%	100%	100%	42,442
MAN STEEL.....	2009	3000	C 100	103,721	Avg.	92%	100%	100%	95,423
Frame Shed	2015	375	C 100	2,869	Avg.	92%	100%	100%	2,639
						Outbuilding Total			475,502

Accpt Land 239,300 **Accepted Bldg** 475,500 **Total** 714,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	04/11/2019
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2517P0104		
Reference 2	U-21-004/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.65	Acres-Rear Land 1-10	2,500.00	4,125	100%		4,125
Total Acres 2.65				Land Total		49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	160	C 100	2,228	Avg.	83%	100%	100%	1,849
SLAB.....	1988	1008	C 100	3,150	Avg.	83%	100%	100%	2,614
Frame Garage	2002	576	C 100	20,616	Avg.	90%	100%	100%	18,554
14' Mobile Home	2005	14X72	D 100	86,643	Avg.	86%	50%	100%	37,339
1,008 SFLA							Outbuilding Total		60,356

Accpt Land 49,500 **Accepted Bldg** 60,400 **Total** 109,900

Map/Lot: U21-005
Account: 1837 Card: 1 of 1 Location: 86 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/06/2015
Sale Price	52,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Distressed Sale

Reference 1	B1426P0094		
Reference 2	U-21-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.16	Acres-Rear Land 1-10	2,500.00	5,400	100%		5,400
Total Acres 3.16					Land Total	50,775

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,118 Sqft	Grade C 105	Base	140,056
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Fair	Typical	140,056

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	48%	100%	100%	67,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1954	840	E 100	20,819	Poor	26%	100%	100%	5,413
Frame Shed	1954	120	C 100	918	Avg.	66%	100%	100%	606
1,118 SFLA						Outbuilding Total			6,019

Accpt Land	50,800	Accepted Bldg	73,200	Total	124,000

Map/Lot: R05-001-E
Account: 2190 Card: 1 of 1 Location: WEST ALNA ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/26/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3494P0097		
Reference 2	R-05-001/E		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.50	Acres-Rear Land 11-20	1,250.00	1,875	100%		1,875
Total Acres 11.50				Land Total		26,875

Accpt Land 26,900 **Accepted Bldg** 0 **Total** 26,900

Map/Lot: U18-005-E
Account: 2244 Card: 1 of 1 Location: 750 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/11/2001
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2676P0100 5/01		
Reference 2	U-18-005/E		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
3.00	Acres-Commercial 1-20	15,875.00	47,625	100%		47,625
Total Acres 4.00				Land Total		206,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2004	1600	B 100	14,076	Avg.	91%	100%	100%	12,809
						Outbuilding Total			12,809

Accpt Land	206,000	**Accepted Bldg**	12,800	**Total**	218,800

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/25/2003
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3115P0161 (08/03)		
Reference 2	U-18-005/F		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	95%		35,625
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00				Land Total		44,375

Accpt Land	44,400	**Accepted Bldg**	0	**Total**	44,400

Map/Lot: U15A-007-C
Account: 2543 Card: 1 of 1 Location: BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/06/2014
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B4784P0017		
Reference 2	U-15A-007-C		
Tran/Land/Bldg	0 2 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	5%	Access	7,125
1.00	Acres-Commercial Size Adj	15,875.00	15,875	5%	Access	794
0.42	Acres-Commercial 1-20	15,875.00	6,668	5%	Access	333
Total Acres 1.42					Land Total	8,252

Accpt Land	8,300	**Accepted Bldg**	0	**Total**	8,300

Map/Lot: U15A-007-013
Account: 2556 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #13 TWIN OAKS SUBDIVISION		
Reference 2	U-15A-007-013 Sale inludes lot 14-24		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		13,125

Accpt Land	13,100	**Accepted Bldg**	0	**Total**	13,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	LOT #14 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-014		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		13,125

Accpt Land	13,100	**Accepted Bldg**	0	**Total**	13,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #15 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-015		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		13,125

Accpt Land	13,100	**Accepted Bldg**	0	**Total**	13,100

Map/Lot: U15A-007-016
Account: 2559 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #16 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-016		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		13,125

Accpt Land	13,100	**Accepted Bldg**	0	**Total**	13,100

Map/Lot: U15A-007-017
Account: 2560 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #17 TWIN OAKS SUBDIVISION		
Reference 2	U-15A-007-017		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		13,125

Accpt Land 13,100 **Accepted Bldg** 0 **Total** 13,100

Map/Lot: U15A-007-018
Account: 2561 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #18 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-018		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		13,125

Accpt Land	13,100	**Accepted Bldg**	0	**Total**	13,100

Map/Lot: U15A-007-019
Account: 2562 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #19 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-019		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.54	Acres-Rear Land 1-10	2,500.00	1,350	100%		1,350
Total Acres 1.54				Land Total		14,475

Accpt Land	14,500	**Accepted Bldg**	0	**Total**	14,500

Map/Lot: U15A-007-020
Account: 2563 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #20 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-020		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		13,125

Accpt Land	13,100	**Accepted Bldg**	0	**Total**	13,100

Map/Lot: U15A-007-022
Account: 2565 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #22 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-022		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07				Land Total		13,300

Accpt Land	13,300	**Accepted Bldg**	0	**Total**	13,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #23 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-023		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25				Land Total		13,750

Accpt Land	13,800	**Accepted Bldg**	0	**Total**	13,800

Map/Lot: U15A-007-024
Account: 2567 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/24/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #24 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-024		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	25%	Access	9,375
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07				Land Total		13,300

Accpt Land	13,300	**Accepted Bldg**	0	**Total**	13,300

Map/Lot: U15A-007-025
Account: 2568 Card: 1 of 1 Location: TWIN OAK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/20/2019
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #25 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-025		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Access	18,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		22,525

Accpt Land	22,500	**Accepted Bldg**	0	**Total**	22,500

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B3038P0315 (04/03)
Reference 2	U-06-011/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		49,750

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	768 Sqft	Grade C 100	Base	85,554
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Fair	Typical	75,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	90%	100%	41,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1982	100	D 100	658	Avg-	71%	100%	100%	467
768 SFLA						Outbuilding Total			467

Accpt Land		Accepted Bldg		Total
	49,800		41,800	91,600

Map/Lot: R01-021-001
Account: 2030 Card: 1 of 1 Location: 65 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	02/14/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3585P0130 B4374P0182
Reference 2	R-1-21-1 LOT #1 ON SUB. PLAN
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.80	Acres-Rear Land 1-10	2,500.00	2,000	100%		2,000
Total Acres 1.80					Land Total	51,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,248 Sqft	Grade C 100	Base	145,977
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	145,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	134,299

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2007	144	C 100	2,024	Avg.	92%	100%	100%	1,862
Encl Frame Porch	2011	84	C 100	3,879	Avg.	92%	100%	100%	3,569
Frame Garage	2011	576	C 100	20,616	Avg.	92%	100%	100%	18,967
Open Frame Porch	2011	30	C 100	1,046	Avg.	92%	100%	100%	962
Open Frame Porch	2014	60	C 100	1,805	Avg.	92%	100%	100%	1,661
1,248 SFLA							Outbuilding Total		27,021

Accpt Land	51,500	**Accepted Bldg**	161,300	**Total**	212,800

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/05/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4591P0133		
Reference 2	U-05-022/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.60	Acres-HS Size Adj	4,500.00	2,700	100%		2,700
Total Acres 0.60					Land Total	83,700

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,561 Sqft	Grade C 105	Base	191,718
Exterior	ALUM/VINYL	Masonry Trim	177Sqft	Trim	990
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	156 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,468
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Above Average	Typical	204,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	89%	100%	95%	173,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1983	420	C 105	16,984	Avg+	89%	100%	95%	14,360
Wood Deck	1983	649	C 105	8,885	Avg+	89%	100%	95%	7,513
Frame Shed	2005	120	C 100	918	Avg+	96%	100%	95%	837
Open Frame Porch	1983	84	C 105	2,532	Avg+	89%	100%	95%	2,140
1,561 SFLA							Outbuilding Total		24,850

Accpt Land	83,700	**Accepted Bldg**	197,900	**Total**	281,600

Map/Lot: U13-024
Account: 1711 Card: 1 of 1 Location: BEECHNUT HILL ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/04/2004
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3302P0094 (06/04)		
Reference 2	U-13-024/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58				Land Total		39,675

Accpt Land 39,700 **Accepted Bldg** 0 **Total** 39,700

Map/Lot: U11-009
Account: 1650 Card: 1 of 1 Location: 32 PAGE AVENUE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved
Reference 1	B1563P0044
Reference 2	U-11-009/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	41,325

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	144,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	114,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1996	432	C 100	16,516	Avg.	87%	100%	100%	14,369
Frame Garage	1990	780	C 100	26,426	Avg.	84%	100%	100%	22,198
Frame Shed	1990	64	C 100	490	Avg.	84%	100%	100%	412
Swimming Pool	1975	1	C 100	7,224	Avg.	99%	100%	100%	7,152
1,176 SFLA							Outbuilding Total		44,131

Accpt Land	41,300	Accepted Bldg	158,200	Total	199,500

Map/Lot: R03-016-B
Account: 329 Card: 1 of 1 Location: 898 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/29/2021
Sale Price	131,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1711P0037		
Reference 2	R-03-016/B0 2078826395		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	52,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X68	C 100	110,520	Avg.	52%	50%	100%	28,683
Wood Deck	1987	325	C 100	4,331	Avg.	82%	100%	100%	3,551
Frame Garage	1987	576	C 100	20,616	Avg.	82%	100%	100%	16,905
Frame Shed	1987	160	D 100	1,052	Avg.	82%	100%	100%	863
Frame Shed	1987	176	D 100	1,158	Avg.	82%	100%	100%	950
952 SFLA								Outbuilding Total	50,952

Accpt Land	52,800	**Accepted Bldg**	51,000	**Total**	103,800

Map/Lot: R07-073-002
Account: 1005 Card: 1 of 1 Location: 440 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/26/2016
Sale Price	179,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3077P0251 (06/03)		
Reference 2	R-07-073/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60					Land Total	42,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 105	Base	158,189
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,893
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	168,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	146,216

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	214	C 105	3,062	Avg.	87%	100%	100%	2,664
Frame Garage	1994	576	C 105	21,648	Avg.	87%	100%	100%	18,834
Encl Frame Porch	2005	120	C 105	5,615	Avg.	87%	100%	100%	4,885
Wood Deck	1994	120	C 105	1,804	Avg.	87%	100%	100%	1,569
Frame Shed	1994			----SOUND VALUE----					1,000
1,288 SFLA						Outbuilding Total			28,952

Accpt Land	42,800	Accepted Bldg	175,200	Total	218,000

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/31/2021
Sale Price	595,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2325P0085		
Reference 2	U-01-086/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.05	Acres-Commercial Size Adj	11,875.00	594	100%		594
Total Acres 0.05					Land Total	227,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	36	C 100	646	Avg.	88%	100%	100%	568
APT	1998	1371	C 100	91,207	Avg.	88%	90%	100%	72,236
APT	1998	1301	C 100	86,550	Avg.	88%	90%	100%	68,548
GARAGE FRAME ..	1998	528	C 100	23,723	Avg.	88%	90%	100%	18,788
STORE FRAME.....	1998	843	C 100	84,613	Avg.	88%	90%	100%	67,013
Open Frame Porch	1998	42	C 100	1,350	Avg.	88%	90%	100%	1,069
								Outbuilding Total	228,222

Accpt Land	227,200	**Accepted Bldg**	228,200	**Total**	455,400

Map/Lot: R01-039
Account: 123 Card: 1 of 2 Location: 16 SOULE LANE

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	02/02/2017
Sale Price	126,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0707P0291 B4740P0176		
Reference 2	R-01-039/00 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.86	Acres-Rear Land 1-10	2,500.00	7,150	100%		7,150
Total Acres 3.86					Land Total	56,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X56	D 100	71,019	Poor	20%	50%	100%	7,102
1.50 ST GARAGE..	1987	1720	D 100	103,766	Fair	61%	80%	100%	50,638
Frame Garage	1987	1386	D 100	37,566	Fair	61%	100%	100%	22,915
Wood Deck	1987	48	D 100	688	Poor	20%	100%	100%	138
784 SFLA							Outbuilding Total		80,793

Accpt Land 56,700 **Accepted Bldg** 80,800 **Total** 137,500

Map/Lot: R01-039
Account: 123 Card: 2 of 2 Location: 10 SOULES PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/02/2017
Sale Price	126,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0707P0291		
Reference 2	R-01-039/00 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2004	1120	C 100	3,500	Avg.	91%	100%	100%	3,185
784 SFLA						Outbuilding Total			3,185

Accpt Land	0	**Accepted Bldg**	3,200	**Total**	3,200

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	56,700	80,800	137,500	56,700	80,800	137,500
2	0	3,200	3,200	0	3,200	3,200
TOTAL	56,700	84,000	140,700	56,700	84,000	140,700

Map/Lot: R02-037-C
Account: 252 Card: 1 of 1 Location: 176 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1425P0288
Reference 2	R-02-037/C0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	52 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-16,755
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Below Average	Typical	99,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	78,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	56	D 100	1,465	Avg-	79%	100%	100%	1,157
Frame Shed	1999	128	C 100	979	Avg.	88%	100%	100%	862
Frame Garage	1999	240	B 100	12,706	Avg.	88%	100%	100%	11,181
MH ST ADDITION..	1999	192	D 100	7,636	Avg.	88%	100%	100%	6,720
Wood Deck	1999	240	C 100	3,248	Avg.	88%	100%	100%	2,858
1,568 SFLA							Outbuilding Total		22,778

Accpt Land	52,000	Accepted Bldg	101,400	Total	153,400

Map/Lot: R06-002-B
Account: 808 Card: 1 of 1 Location: 193 FEDERAL STREET

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	11/17/2021
Sale Price	410,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4532P0165		
Reference 2	R-06-002/B0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	100%		187,500
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
6.50	Acres-Waterfront Rear	16,250.00	105,625	100%		105,625
Total Acres 7.50				Land Total		311,875

Dwelling Description

Ranch	One Story	1,408 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	172,927
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,681
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	157,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	130,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	768	C 105	27,389	Avg.	81%	100%	100%	22,185
Frame Shed	2005	112	C 105	900	Avg.	91%	100%	100%	819
1,408 SFLA						Outbuilding Total			23,004

Accpt Land	311,900	**Accepted Bldg**	153,900	**Total**	465,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	B1226P0082
Reference 2	R-07-017/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33				Land Total		46,200

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,455 Sqft	Grade C 105	Base	178,699
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	2002	TYPICAL	TYPICAL	Average	Typical	183,172

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	137,379

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1966	80	C 105	2,426	Avg.	75%	100%	100%	1,820
Swimming Pool	1974	1	C 100	7,224	Avg.	99%	100%	100%	7,152
1 ST BARN.....	1900	1320	D 100	34,926	Fair	42%	25%	100%	3,667
Wood Deck	2002	144	C 100	2,024	Avg.	90%	100%	100%	1,822
1,455 SFLA						Outbuilding Total			14,461

Accpt Land	46,200	Accepted Bldg	151,800	Total	198,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0566P0080
Reference 2	R-07-043/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00				Land Total		45,375

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 105	Base	123,800
Exterior	WOOD SHINGLE	Masonry Trim	128Sqft	Trim	716
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-3,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	130,911

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	92,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1956	464	C 105	38,221	Avg.	71%	100%	100%	27,137
Frame Garage	1956	528	C 105	20,212	Avg.	71%	100%	100%	14,351
1,472 SFLA						Outbuilding Total			41,488

Accpt Land	45,400	Accepted Bldg	134,400	Total	179,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/16/2018
Sale Price	186,250
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4511P0263		
Reference 2	U-02-071/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.20	Acres-HS Size Adj	13,750.00	2,750	100%		2,750
Total Acres 0.20					Land Total	71,500

Dwelling Description

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	143,892
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,815
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2001	TYPICAL	TYPICAL	Average	Typical	142,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	80%	74,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2001	196	C 100	15,376	Avg.	65%	100%	80%	7,995
GAZEBO	2012	100	D 100	5,188	Avg.	92%	100%	80%	3,818
Wood Deck	2021	270	C 100	3,630	Avg.	92%	100%	80%	2,672
1,600 SFLA						Outbuilding Total			14,485

Accpt Land	71,500	**Accepted Bldg**	88,500	**Total**	160,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel
Reference 1	B1009P0284
Reference 2	U-23-003/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.47	Acres-Rear Land 1-10	2,500.00	1,175	100%		1,175
Total Acres 1.47					Land Total	42,425

Dwelling Description

Colonial	Two Story	784 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	224Sqft	Base	176,770
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	1,372
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,601
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Above Average	Typical	177,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	156,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	296	B 100	26,705	Avg+	88%	100%	100%	23,500
Encl Frame Porch	1979	128	B 100	6,526	Avg+	88%	100%	100%	5,743
Frame Garage	1979	315	B 100	15,162	Avg+	88%	100%	100%	13,343
Frame Shed	1979	252	B 100	2,216	Avg+	88%	100%	100%	1,950
Wood Deck	1979	128	B 100	2,092	Avg+	88%	100%	100%	1,841
AB.GR. POOL.....	1979	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,864 SFLA							Outbuilding Total		47,615

Accpt Land	42,400	**Accepted Bldg**	203,800	**Total**	246,200

Map/Lot: U16-010
Account: 1762 Card: 1 of 1 Location: 625 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/27/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3899P0312		
Reference 2	U-16-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
24.94	R 20+-Rear 20+	625.00	15,588	100%		15,588
Total Acres 45.94					Land Total	115,588

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,065 Sqft	Grade C 105	Base	130,801
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	130,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	92,869

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1956	20	C 105	832	Avg.	71%	100%	100%	591
Frame Garage	1978	560	D 100	17,339	Avg-	69%	100%	100%	11,964
Frame Shed	1956	64	D 100	421	Fair	44%	100%	100%	185
Wood Deck	2005	160	C 100	2,228	Avg.	91%	100%	100%	2,027
BSMT ENTRY.....	1956	72	C 105	1,156	Avg.	71%	100%	100%	821
1,065 SFLA							Outbuilding Total		15,588

Accpt Land	115,600	**Accepted Bldg**	108,500	**Total**	224,100

Map/Lot: R08-021
Account: 2359 Card: 1 of 1 Location: 36 DRAGONFLY LANE

Neighborhood	SOUTHWEST
Zoning/Use	SHORE RES PROTEC RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/17/2003
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3150P0045 (09/03)		
Reference 2	R-8-21		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.01	Acres-Rear Land 1-10	2,500.00	2,525	100%		2,525
Total Acres 2.01				Land Total		43,775

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,200 Sqft	Grade D 100	Base	86,223
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,738
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,488
Insulation	Minimal			Insulation	-1,832
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	79,805

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	72,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2004	80	E 100	454	Avg-	81%	100%	100%	368
1,200 SFLA						Outbuilding Total			368

Accpt Land	43,800	**Accepted Bldg**	73,000	**Total**	116,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1994
Sale Price	91,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2016P0112		
Reference 2	R-07-075/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.95	Acres-HS Size Adj	3,750.00	3,563	100%		3,563
Total Acres 0.95				Land Total		41,063

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	920 Sqft	Grade C 100	Base	102,487
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	37,856
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	140,343

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	110,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1974	34	C 100	2,668	Avg.	79%	100%	100%	2,108
Wood Deck	2003	200	C 100	2,738	Avg.	90%	100%	100%	2,464
Frame Shed	1974	96	C 100	735	Avg.	76%	100%	100%	559
AB.GR. POOL.....	2004	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2004	80	C 100	1,208	Avg.	91%	100%	100%	1,099
954 SFLA						Outbuilding Total			7,468

Accpt Land	41,100	**Accepted Bldg**	118,300	**Total**	159,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/27/2015
Sale Price	224,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1006P0137		
Reference 2	R-07-045/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.42	Acres-Rear Land 1-10	2,500.00	8,550	100%		8,550
Total Acres 4.42					Land Total	53,925

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 95	Base	197,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Above Average	Typical	209,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	177,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1971	216	B 95	18,512	Avg+	85%	100%	100%	15,735
Frame Garage	1971	576	B 95	22,524	Avg+	85%	100%	100%	19,145
Wood Deck	1971	432	B 95	6,221	Avg+	85%	100%	100%	5,288
Canopy	2006	240	D 100	2,678	Fair	71%	50%	100%	950
Open Frame Porch	1971	48	B 95	1,640	Avg+	85%	100%	100%	1,394
2,176 SFLA							Outbuilding Total		42,512

Accpt Land	53,900	**Accepted Bldg**	220,400	**Total**	274,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R-03-064/01 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home 1,064 SFLA	2007	14X76	C 100	120,960	Avg.	90%	50%	100%	54,432
						Outbuilding Total			54,432

Accpt Land	0	**Accepted Bldg**	54,400	**Total**	54,400

Map/Lot: U04-002
Account: 1433 Card: 1 of 1 Location: 49 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2064P0212
Reference 2	U-04-002/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.93	Acres-Rear Land 1-10	2,500.00	2,325	100%		2,325
Total Acres 1.93					Land Total	51,825

Dwelling Description **Replacement Cost New**

Conventional	One Story	576 Sqft	Grade C 105	Base	67,374
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	Full Finished			Attic	11,100
FirePlaces	1			Fireplace	6,701
Insulation	Minimal			Insulation	-1,074
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Above Average	Typical	87,083

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	65,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1870	532	C 105	43,821	Avg+	75%	100%	100%	32,866
Wood Deck	1870	210	C 105	3,009	Avg+	75%	100%	100%	2,257
Wood Deck	1870	200	C 105	2,875	Avg+	75%	100%	100%	2,156
1 ST BARN.....	1880	648	D 100	18,716	Avg-	57%	100%	100%	10,668
Frame Shed	1960	171	D 100	1,125	Avg-	61%	100%	100%	686
1,108 SFLA						Outbuilding Total			48,633

Accpt Land	51,800	Accepted Bldg	113,900	Total	165,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/14/2020
Sale Price	25,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1	BILL OF SALE 03/2020		
Reference 2	W-029 SER #102981		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1999	16X76	D 100	104,652	Avg.	75%	50%	100%	39,120
Frame Shed	2020	120	D 100	789	Avg.	92%	100%	100%	726
Wood Deck	2022	60	C 100	952	Avg.	92%	100%	100%	876
Wood Deck	2022	96	C 100	1,411	Avg.	92%	100%	100%	1,298
1,216 SFLA						Outbuilding Total			42,020

Accpt Land	0	**Accepted Bldg**	42,000	**Total**	42,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2014P0084
Reference 2	R-05-039/D0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.74	Acres-HS Size Adj	3,500.00	2,590	100%		2,590
Total Acres 0.74					Land Total	37,590

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 105	Base	134,351
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-11,406
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	122,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	77%	100%	95%	89,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	140	C 105	4,021	Avg.	77%	100%	95%	2,941
Wood Deck	1970	30	C 105	599	Avg.	77%	100%	95%	438
Frame Shed	2009	120	C 100	918	Avg.	92%	100%	95%	803
1,224 SFLA							Outbuilding Total		4,182

Accpt Land	37,600	**Accepted Bldg**	94,100	**Total**	131,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2020
Sale Price	267,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3160P0024 B3829P0161		
Reference 2	R-03-012/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.00	Acres-Rear Land 11-20	1,250.00	10,000	100%		10,000
Total Acres 19.00					Land Total	75,500

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1,170 Sqft	Grade E 100	Base	139,851
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	139,851

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	116,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1984	256	E 100	18,724	Avg.	81%	100%	100%	15,166
Frame Garage	1984	1536	C 100	47,952	Avg.	81%	100%	100%	38,841
Frame Shed	1984	360	D 100	2,369	Avg-	72%	100%	100%	1,706
Wood Deck	1984	774	D 100	8,649	Avg.	81%	100%	100%	7,006
2,432 SFLA						Outbuilding Total			62,719

Accpt Land	75,500	**Accepted Bldg**	178,800	**Total**	254,300

Map/Lot: R03-061
Account: 404 Card: 1 of 1 Location: 749 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/16/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1775P0040 B4818P0236		
Reference 2	R-03-061/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.50	Acres-Rear Land 1-10	2,500.00	3,750	100%		3,750
Total Acres 2.50				Land Total		53,250

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	155,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	119,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1971	336	C 100	31,118	Avg.	74%	100%	100%	23,027
1.25 ST GARAGE..	1971	672	C 100	36,530	Avg.	74%	100%	100%	27,032
1,512 SFLA						Outbuilding Total			50,059

Accpt Land	53,300	**Accepted Bldg**	170,000	**Total**	223,300

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/07/2008
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4042P0194		
Reference 2	R-05-037/A0 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Above Average	Typical	161,778

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	92%	100%	95%	141,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1993	180	B 95	15,428	Avg+	92%	100%	95%	13,484
1/2S AD/GAR.....	1993	696	B 95	41,760	Avg+	92%	100%	95%	36,498
Frame Shed	1993	80	C 100	612	Avg.	85%	100%	95%	494
1,692 SFLA						Outbuilding Total			50,476

Accpt Land	38,500	**Accepted Bldg**	191,900	**Total**	230,400

Map/Lot: U05-008
Account: 1468 Card: 1 of 1 Location: 46 CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/16/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1	B4473P0004 B4473P0005		
Reference 2	U-05-008/00 0000000000		
Tran/Land/Bldg	7 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.47	Acres-HS Size Adj	4,500.00	2,115	100%		2,115
Total Acres 0.47					Land Total	83,115

Dwelling Description

Conventional	Two Story	720 Sqft	Grade C 95	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	124,353
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-4,249
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,428
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Below Average	Typical	117,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	71,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	232	C 95	5,851	Avg-	61%	100%	100%	3,569
Wood Deck	1950	176	C 95	2,310	Avg-	61%	100%	100%	1,409
Frame Shed	1964	64	D 100	421	Avg.	71%	100%	100%	299
3/4S AD/GAR.....	1970	576	C 100	40,935	Avg.	74%	100%	100%	30,292
Res. Greenhouse	1970	720	D 100	26,098	Avg.	74%	50%	100%	9,656
1,440 SFLA							Outbuilding Total		45,225

Accpt Land	83,100	Accepted Bldg	117,000	Total	200,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/14/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4640P0050 B4640P0052		
Reference 2	R-06-021/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.79	Acres-Rear Land 1-10	2,500.00	1,975	100%		1,975
Total Acres 1.79					Land Total	51,475

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	500 Sqft	Grade C 105	Base	82,323
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-140
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1897	0	TYPICAL	TYPICAL	Average	Typical	89,638

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	58,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1897	589	C 105	57,276	Avg.	65%	100%	100%	37,229
Unfinished Attic	1897	589	C 105	3,370	Avg.	65%	100%	100%	2,191
Encl Frame Porch	1897	190	C 105	8,615	Avg.	65%	100%	100%	5,600
Frame Garage	1975	480	D 100	15,380	Avg-	67%	100%	100%	10,305
Frame Shed	1897	32	E 100	181	Poor	25%	100%	100%	45
1,339 SFLA						Outbuilding Total			55,370

Accpt Land	51,500	**Accepted Bldg**	113,600	**Total**	165,100

Map/Lot: R06-028-C
Account: 860 Card: 1 of 1 Location: 171 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above StreetSteep
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/17/2019
Sale Price	144,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2218P0204 B4817P0045		
Reference 2	R-06-028/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,008 Sqft	Grade D 100	Base	72,427
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,540
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	60,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	51,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1987	144	C 100	6,328	Avg-	73%	100%	100%	4,619
Wood Deck	1987	100	C 100	1,462	Avg-	73%	100%	100%	1,067
Frame Shed	1987	120	D 100	789	Avg-	73%	100%	100%	576
1,008 SFLA						Outbuilding Total			6,262

Accpt Land	49,500	**Accepted Bldg**	57,400	**Total**	106,900

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	11/13/2015
Sale Price	137,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3993P0101		
Reference 2	U-06-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.40	Acres-HS Size Adj	4,500.00	1,800	100%		1,800
Total Acres 0.40				Land Total		46,800

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 100	Base	137,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Average	Typical	137,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	103,166

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1966	42	C 100	722	Avg.	75%	100%	100%	542
Wood Deck	1966	40	C 100	698	Avg.	75%	100%	100%	524
Frame Garage	1988	320	C 100	13,328	Avg.	83%	100%	100%	11,062
Frame Shed	2014	48	C 100	368	Avg.	92%	100%	100%	339
1,176 SFLA						Outbuilding Total			12,467

Accpt Land	46,800	**Accepted Bldg**	115,600	**Total**	162,400

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/09/2023
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3590P0065 (11/05)		
Reference 2	R-03-086/B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		38,750

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade B 95	Base	132,900
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Above Average	Typical	132,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	127,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	64	B 95	1,096	Avg+	96%	100%	100%	1,052
1,040 SFLA						Outbuilding Total			1,052

Accpt Land	38,800	**Accepted Bldg**	128,600	**Total**	167,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/26/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1880P0149 B3563P0218		
Reference 2	R-07-075/07 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.15	Acres-Rear Land 1-10	2,500.00	5,375	100%		5,375
Total Acres 3.15					Land Total	46,625

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	178,205
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	181,471

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	150,621

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	160	B 100	4,986	Avg.	83%	100%	100%	4,138
Frame Shed	1985	77	B 100	678	Avg.	83%	100%	100%	563
1.50 ST GARAGE..	1985	576	C 100	43,210	Avg.	81%	100%	100%	35,000
1,512 SFLA							Outbuilding Total		39,701

Accpt Land	46,600	**Accepted Bldg**	190,300	**Total**	236,900

Map/Lot: R03-053-A
Account: 387 Card: 1 of 1 Location: 263 GIBBS ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rough
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1995
Sale Price	1,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2089P0249		
Reference 2	R-03-053/A0 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.57	Acres-Rear Land 1-10	2,500.00	1,425	100%		1,425
Total Acres 1.57					Land Total	50,925

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,404 Sqft	Grade D 100	Base	100,881
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	88,471

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	81,393

Accpt Land	50,900	Accepted Bldg	81,400	Total	132,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/1992
Sale Price	44,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1800P0026		
Reference 2	R-07-091/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		43,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 95	Base	152,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	157,124

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	139,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	96	C 100	1,411	Avg.	88%	100%	100%	1,242
1.50 ST GARAGE..	2005	624	C 100	46,460	Avg.	91%	100%	100%	42,279
1,512 SFLA						Outbuilding Total			43,521

Accpt Land	43,800	**Accepted Bldg**	183,400	**Total**	227,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/21/2013
Sale Price	142,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B4643P0097		
Reference 2	R-06-011-C		
Tran/Land/Bldg	0 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
2.00	Acres-Commercial 1-20	4,750.00	9,500	100%		9,500
Total Acres 3.00				Land Total		61,938

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,000 Sqft	Grade C 100	Base	116,969
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	1,598
Rooms	6	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,420
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	2005	None	TYPICAL	Average	Typical	123,529

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	90%	100%	74,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	744	C 100	68,904	Avg.	69%	100%	100%	47,544
ONE STORY FRAME	1980	418	C 100	32,792	Avg.	79%	100%	100%	25,906
PAVING.....	1980	5800	C 100	12,296	Avg.	79%	100%	100%	9,714
Frame Shed	1970	400	C 105	3,212	Avg.	74%	100%	100%	2,377
Frame Garage	2013	1296	C 105	43,175	Avg+	97%	100%	100%	41,880
2,162 SFLA						Outbuilding Total			127,421

Accpt Land	61,900	**Accepted Bldg**	201,900	**Total**	263,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1999
Sale Price	92,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2945P0133 (11/02)
Reference 2	R-03-020/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%	Topography	45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Topography	4,500
3.84	Acres-Rear Land 1-10	2,500.00	9,600	100%		9,600
Total Acres 4.84					Land Total	59,100

Dwelling Description / **Replacement Cost New**

Colonial	One & 3/4 Story	672 Sqft	Grade B 95	Base	127,838
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	2011	TYPICAL	TYPICAL	Average	Typical	130,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	104,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	299	B 95	4,370	Avg.	80%	100%	100%	3,496
Frame Shed	2004	36	C 100	275	Avg.	91%	100%	100%	250
1S AD/GAR.....	2011	576	C 100	49,079	Avg.	92%	100%	100%	45,153
AB.GR. POOL.....	1976	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2004	280	C 100	3,758	Avg.	91%	100%	100%	3,420
GARAGE METAL	2010	966	C 100	26,901	Avg.	92%	100%	100%	24,749
1,176 SFLA							Outbuilding Total		78,306

Accpt Land	59,100	Accepted Bldg	183,100	Total	242,200

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/19/2019
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4523P0070
Reference 2	R-5-73-003 LOT #3 UPLAND SUB. PLAN
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	150%	Neighborho	65,625
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
3.80	Acres-Rear Land 1-10	2,500.00	9,500	80%	Topography	7,600
Total Acres 4.80					Land Total	77,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 100	Base	165,476
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	170,375

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	156,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2007	169	B 100	17,999	Avg.	92%	100%	100%	16,559
Open Frame Porch	2007	52	B 100	1,842	Avg.	92%	100%	100%	1,695
Open Frame Porch	2007	144	B 100	4,521	Avg.	92%	100%	100%	4,159
Wood Deck	2007	192	B 100	3,030	Avg.	92%	100%	100%	2,788
Frame Shed	2012	120	C 100	918	Avg.	92%	100%	100%	845
1,573 SFLA						Outbuilding Total			26,046

Accpt Land	77,600	**Accepted Bldg**	182,800	**Total**	260,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/16/2001
Sale Price	104,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2710P0020 07/01		
Reference 2	R-03-043/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	52,250

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	768 Sqft	Grade B 95	Base	152,063
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,213
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2012	TYPICAL	TYPICAL	Average	Typical	138,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	115,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2000	80	C 100	612	Avg.	89%	100%	100%	545
Wood Deck	2012	40	C 100	698	Avg.	92%	100%	100%	642
Wood Deck	2012	540	C 100	7,072	Avg.	92%	100%	100%	6,506
ONE STORY FRAME	2012	216	B 95	18,512	Avg.	92%	100%	100%	17,031
AB.GR. POOL.....	2012	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,560 SFLA							Outbuilding Total		25,962

Accpt Land	52,300	**Accepted Bldg**	141,200	**Total**	193,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	07/19/2022
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3531P0174		
Reference 2	R-07-091/03 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	90%	Access	33,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00					Land Total	37,500

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade B 95	Base	157,436
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-17,918
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	144,172

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	119,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	320	B 95	32,378	Avg.	83%	100%	100%	26,874
1SFr Overhang	2006	32	B 95	2,742	Avg.	83%	100%	100%	2,276
Frame Garage	2006	80	E 100	4,805	Avg-	82%	100%	100%	3,940
ONE STORY FRAME	2011	120	C 100	9,414	Avg.	92%	100%	100%	8,661
Wood Deck	2016	384	D 100	4,372	Avg.	92%	100%	100%	4,022
Frame Garage	2021	224	D 100	9,110	Avg.	92%	100%	100%	8,381
1,704 SFLA							Outbuilding Total		54,154

Accpt Land	37,500	**Accepted Bldg**	173,800	**Total**	211,300

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	11/15/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0614P0281 B3776P0178		
Reference 2	U-09-024/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.38	Acres-HS Size Adj	6,250.00	2,375	100%		2,375
Total Acres 0.38				Land Total		58,625

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	80,849

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1957	176	C 100	2,431	Avg.	67%	100%	100%	1,629
960 SFLA						Outbuilding Total			1,629

Accpt Land	58,600	**Accepted Bldg**	82,500	**Total**	141,100

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private

Sale Data

Sale Date	09/05/2017
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2682P0210 B4645P0130 B4750P0144		
Reference 2	R-5-058/J0		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.94	Acres-Rear Land 1-10	2,500.00	4,850	100%		4,850
Total Acres 2.94				Land Total		52,975

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,344 Sqft	Grade D 100	Base	96,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	86,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	79,183

Accpt Land	53,000	Accepted Bldg	79,200	Total	132,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1697P0213
Reference 2	R-03-048/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
5.00	R 20+-Rear 20+	625.00	3,125	100%		3,125
Total Acres 26.00				Land Total		90,125

Accpt Land 90,100 **Accepted Bldg** 0 **Total** 90,100

Map/Lot: U22-008
Account: 1859 Card: 1 of 1 Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/18/2019
Sale Price	11,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2498P0121	Docket No: FM-2022-031	
Reference 2	U-22-008/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	50%		20,625
1.77	Acres-HS Size Adj	4,125.00	7,301	100%		7,301
Total Acres 1.77				Land Total		27,926

Accpt Land	27,900	**Accepted Bldg**	0	**Total**	27,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0672P0005
Reference 2	U-22-003/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.33	Acres-Rear Land 1-10	2,500.00	5,825	100%		5,825
Total Acres 3.33				Land Total		51,200

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,104 Sqft	Grade C 105	Base	135,590
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	140,063

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	103,647

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1963	256	C 100	20,084	Avg.	70%	100%	100%	14,059
Frame Shed	1963	288	D 100	1,895	Avg-	62%	100%	100%	1,175
1.50 ST BARN....	1963	338	D 100	17,558	Avg-	62%	100%	100%	10,886
1 Story/BASEMENT	2019	440	C 105	42,788	Avg.	92%	100%	100%	39,365
1,800 SFLA						Outbuilding Total			65,485

Accpt Land	51,200	Accepted Bldg	169,100	Total	220,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B2052P0170
Reference 2	U-22-004/A0 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.84	Acres-Rear Land 1-10	2,500.00	2,100	100%		2,100
Total Acres 1.84				Land Total		47,475

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	187,244
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	192,143

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	167,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	24	C 100	494	Avg.	86%	100%	100%	425
Frame Shed	2003	192	C 100	1,469	Avg.	90%	100%	100%	1,322
Patio	2006	196	C 100	2,061	Avg.	92%	100%	100%	1,896
Encl Frame Porch	2006	120	C 100	5,348	Avg.	92%	100%	100%	4,920
3/4S AD/GAR.....	2006	784	C 100	54,195	Avg.	92%	100%	100%	49,859
Wood Deck	2006	24	C 100	494	Avg.	92%	100%	100%	454
1,764 SFLA						Outbuilding Total			58,876

Accpt Land	47,500	**Accepted Bldg**	226,000	**Total**	273,500

Map/Lot: R01-008-C
Account: 2096 Card: 1 of 1 Location: 350 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B3191P0056 (11/03)
Reference 2	R-01-008/C
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25				Land Total		50,125

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,012 Sqft	Grade D 100	Base	72,715
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,586
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	64,793

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	59,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2018	36	C 100	646	Avg.	92%	100%	100%	594
1,012 SFLA						Outbuilding Total			594

Accpt Land	50,100	Accepted Bldg	60,200	Total	110,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/08/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0594P0499 B4296P0291		
Reference 2	R-01-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.75	Acres-Rear Land 11-20	1,250.00	4,688	100%		4,688
Total Acres 14.75					Land Total	79,188

Dwelling Description / **Replacement Cost New**

Ranch	One Story	520 Sqft	Grade C 95	Base	57,783
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Fair	Typical	56,249

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	58%	100%	100%	32,624

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	160	C 100	12,552	Avg.	76%	100%	100%	9,540
Frame Shed	1975	80	C 100	612	Avg.	76%	100%	100%	465
ONE STORY FRAME	1975	600	C 100	47,070	Avg.	76%	100%	100%	35,773
1,280 SFLA							Outbuilding Total		45,778

Accpt Land	79,200	**Accepted Bldg**	78,400	**Total**	157,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/08/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0594P0499		
Reference 2	R-01-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Dwelling Description

Other	One Story	800 Sqft	Grade D 100	Base	75,876
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-11,601
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,358
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,221
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	59,696

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	38,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	80	D 100	526	Avg-	61%	100%	100%	321
Frame Shed	1960	320	D 100	2,105	Avg-	61%	100%	100%	1,284
Frame Shed	1960	32	D 100	211	Fair	46%	100%	100%	97
800 SFLA						Outbuilding Total			1,702

Accpt Land	0	**Accepted Bldg**	39,900	**Total**	39,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/08/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0594P0499		
Reference 2	R-01-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	103

Dwelling Description

Other	One Story	735 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	63,374
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-10,659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	100% None	Heat	-3,085
Rooms	3	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,122
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	OLD TYPE	Old Type	Fair	Typical	48,508

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	22,314

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	96	D 100	632	Fair	46%	100%	100%	291
Frame Shed	2006	100	D 100	658	Fair	71%	100%	100%	467
735 SFLA						Outbuilding Total			758

Accpt Land	0	**Accepted Bldg**	23,100	**Total**	23,100

Name: SOPER,JOHN & CORDEIRO, MARGARET
SOPER, JOAN D & MCEARNEY, CAROLYN

Map/Lot: R01-008

Account: 61

Location: 364 WILLOW LANE

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	79,200	78,400	157,600	79,200	78,400	157,600
2	0	39,900	39,900	0	39,900	39,900
3	0	23,100	23,100	0	23,100	23,100
TOTAL	79,200	141,400	220,600	79,200	141,400	220,600

Map/Lot: R06-023-A
Account: 2157 Card: 1 of 1 Location: 47 BAYVIEW HEIGHTS

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/20/2016
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4781P0043		
Reference 2	R-06-023/A0		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
Total Acres 2.90					Land Total	52,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade B 100	Base	194,752
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,049
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	224,700

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	199,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1998	576	B 100	37,214	Avg.	88%	100%	100%	32,748
Wood Deck	1998	240	B 100	3,735	Avg.	88%	100%	100%	3,287
1,620 SFLA						Outbuilding Total			36,035

Accpt Land	52,900	Accepted Bldg	236,000	Total	288,900

Map/Lot: U04-004
Account: 1436 Card: 1 of 1 Location: 104 CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/15/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3865P0125		
Reference 2	U-04-004/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
14.00	R 20+-Rear 20+	625.00	8,750	100%		8,750
Total Acres 35.00					Land Total	131,750

Dwelling Description

Conventional	One & 3/4 Story	1,152 Sqft	Grade B 105	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	229,187
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	15,432
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,290
Insulation	Minimal			Insulation	-4,321
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	2005	TYPICAL	TYPICAL	Excellent	Typical	250,588

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	225,529

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	2007	1362	B 105	210,326	Avg.	92%	100%	100%	193,500
Open Frame Porch	2007	48	B 105	1,812	Exc.	90%	100%	100%	1,631
Open Frame Porch	2007	192	B 105	6,215	Exc.	90%	100%	100%	5,594
Open Frame Porch	2007	192	B 105	6,215	Exc.	90%	100%	100%	5,594
1 Story/BASEMENT	2007	680	B 100	72,422	Avg.	92%	100%	100%	66,628
1 ST BARN.....	1810	1254	B 100	44,575	Avg.	65%	100%	100%	28,974
2.00 ST BARN....	1810	3000	B 100	246,308	Avg.	65%	100%	100%	160,100
BSMT ENTRY.....	2005	30	B 105	555	Avg.	91%	100%	100%	505
Frame Shed	1900	384	B 100	3,378	Avg.	65%	100%	100%	2,196
Open Frame Porch	2007	30	B 105	1,264	Exc.	90%	100%	100%	1,138
5,080 SFLA						Outbuilding Total			465,860

Accpt Land	131,800	**Accepted Bldg**	691,400	**Total**	823,200

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/17/2015
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3617P0024		
Reference 2	R-08-001/F0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61					Land Total	42,775

Dwelling Description **Replacement Cost New**

Log	One & 1/2 Story	572 Sqft	Grade B 105	Base	122,107
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Good	Typical	122,107

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	116,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1996	312	B 105	29,555	Good	95%	100%	100%	28,077
Frame Shed	2005	80	E 100	454	Avg-	81%	100%	100%	368
1,170 SFLA							Outbuilding Total		28,445

Accpt Land	42,800	**Accepted Bldg**	144,400	**Total**	187,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/01/1992
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3264P0314 B4729P0119		
Reference 2	U-22-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		45,400

Dwelling Description

				Replacement Cost New	
Ranch	One Story	896 Sqft	Grade C 100	Base	104,804
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Below Average	Typical	104,804

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	71,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	60	C 100	2,900	Avg.	74%	100%	100%	2,146
Frame Garage	1980	576	C 100	20,616	Avg.	79%	100%	100%	16,287
896 SFLA						Outbuilding Total			18,433

Accpt Land	45,400	Accepted Bldg	89,700	Total	135,100

Neighborhood	SOUTHEAST		
Zoning/Use	RURAL		
Topography	Level		
Utilities	All Public		
Street	Paved		

Sale Data

Sale Date	04/06/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3264P0314 (04/04)		
Reference 2	U-22-027/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	48,625

Dwelling Description **Replacement Cost New**

Conventional	One Story	480 Sqft	Grade D 100	Base	46,905
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,106
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	0	TYPICAL	TYPICAL	Fair	Typical	51,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	43%	100%	100%	21,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1942	240	D 100	19,116	Fair	42%	100%	100%	8,029
Wood Deck	1970	36	D 100	556	Fair	52%	100%	100%	289
12' Mobile Home	1980	12X56	D 100	61,119	Fair	30%	50%	100%	9,168
1,392 SFLA							Outbuilding Total		17,486

Accpt Land	48,600	**Accepted Bldg**	39,400	**Total**	88,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/06/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	U-22-027/02 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10' Mobile Home 1,852 SFLA	1962	10X46	D 100	47,034	Poor	20%	25%	100%	2,352
						Outbuilding Total			2,352

Accpt Land	0	**Accepted Bldg**	2,400	**Total**	2,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/06/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	U-22-027/02 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home 2,428 SFLA	1968	12X48	D 100	54,387	Poor	20%	25%	100%	2,719
						Outbuilding Total			2,719

Accpt Land	0	**Accepted Bldg**	2,700	**Total**	2,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/06/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	U-22-027/02 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1940	240	D 100	1,579	Poor	25%	100%	100%	395
Frame Shed	1999	72	D 100	474	Poor	55%	100%	100%	261
2,428 SFLA						Outbuilding Total			656

Accpt Land	0	**Accepted Bldg**	700	**Total**	700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/06/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	U-22-027/02 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Dwelling Description

Other	One Story	480 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	NOVELTY	Masonry Trim	None	Base	45,526
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	480	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	41,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
SMALL SIZE.....	None	64%	80%	100%	21,433

Accpt Land	0	Accepted Bldg	21,400	Total	21,400

Name: SOULE JR., DAVID B (TRUSTEE)
JONES, THOMAS

Map/Lot: U22-027

Account: 1881

Location: 11 READY POINT ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	48,600	39,400	88,000	48,600	39,400	88,000
2	0	2,400	2,400	0	2,400	2,400
3	0	2,700	2,700	0	2,700	2,700
4	0	700	700	0	700	700
5	0	21,400	21,400	0	21,400	21,400
TOTAL	48,600	66,600	115,200	48,600	66,600	115,200

Map/Lot: U14-001
Account: 1730 Card: 1 of 1 Location: 432 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/15/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0503P0523 B4740P0176 B4754P0267		
Reference 2	U-14-001/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
16.00	Acres-Commercial 1-20	15,875.00	254,000	75%		190,500
Total Acres 17.00				Land Total		348,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1987	780	D 100	44,626	Avg.	82%	100%	100%	36,593
GARAGE FRAME ..	1999	1200	C 100	49,366	Avg.	88%	100%	100%	43,442
Frame Garage	1960	308	C 100	12,985	Avg.	69%	100%	100%	8,960
GARAGE FRAME ..	1987	1020	C 100	42,498	Avg.	82%	100%	100%	34,848
PAVING.....	1987	6400	D 100	11,668	Avg-	73%	50%	100%	4,259
						Outbuilding Total			128,102

Accpt Land	348,900	**Accepted Bldg**	128,100	**Total**	477,000

Map/Lot: U14-001-001
Account: 1731 Card: 1 of 1 Location: 436 BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/15/2020
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4740P0176 B4754P0267
Reference 2	U-14-001/01 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 108

Dwelling Description

Ranch	One Story	1,088 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	133,625
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2004	TYPICAL	TYPICAL	Above Average	Typical	138,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	103,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2004	140	C 100	12,966	Avg.	91%	100%	100%	11,799
1.50 ST GARAGE..	2004	864	C 100	62,708	Avg.	91%	100%	100%	57,064
Wood Deck	2004	144	C 100	2,024	Avg.	91%	100%	100%	1,842
Open Frame Porch	2004	24	C 100	894	Avg.	91%	100%	100%	814
1,228 SFLA							Outbuilding Total		71,519

Accpt Land	0	**Accepted Bldg**	175,200	**Total**	175,200

Map/Lot: R01-039-D
Account: 125 Card: 1 of 1 Location: 36 SOULES PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/27/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2737P0018 B4752P0295		
Reference 2	R-01-039/D		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.52	Acres-Rear Land 1-10	2,500.00	18,800	100%		18,800
Total Acres 8.52					Land Total	68,300

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	672 Sqft	Grade B 95	Base	112,863
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	117,517

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	105,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2002	308	D 100	2,026	Avg.	90%	100%	100%	1,823
Wood Deck	2003	40	C 100	698	Avg.	90%	100%	100%	628
Wood Deck	2003	354	C 100	4,701	Avg.	90%	100%	100%	4,231
Wood Deck	2003	24	C 100	494	Avg.	90%	100%	100%	445
1 Story/BASEMENT	2003	448	B 95	45,328	Avg.	90%	100%	100%	40,795
1,456 SFLA							Outbuilding Total		47,922

Accpt Land	68,300	Accepted Bldg	153,700	Total	222,000

Map/Lot: U15A-007-011
Account: 2554 Card: 1 of 1 Location: 12 HICKORY DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/10/2009
Sale Price	164,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #11 TWIN OAKS SUBDIVISION
Reference 2	U-15A-007-011
Tran/Land/Bldg	0 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 100	Base	150,656
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	154,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	142,523

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	2009	30	C 100	459	Avg.	92%	100%	100%	422
Wood Deck	2009	16	C 100	391	Avg.	92%	100%	100%	360
Wood Deck	2009	24	C 100	494	Avg.	92%	100%	100%	454
Frame Garage	2009	432	C 100	16,516	Avg.	92%	100%	100%	15,195
1,288 SFLA						Outbuilding Total			16,431

Accpt Land	41,300	**Accepted Bldg**	159,000	**Total**	200,300

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
125.86	R 20+-Rear 20+	625.00	78,663	100%		78,663
Total Acres 146.86					Land Total	165,663

Accpt Land	165,700	**Accepted Bldg**	0	**Total**	165,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B1550P0048
Reference 2	R-01-039/C0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.30	Acres-Rear Land 1-10	2,500.00	10,750	100%		10,750
Total Acres 5.30					Land Total	60,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 105	Base	130,257
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	154 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,001
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	139,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	116,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	256	C 105	7,105	Avg.	84%	100%	100%	5,968
Frame Shed	1985	64	D 100	421	Avg.	81%	100%	100%	341
Wood Deck	2000	256	C 100	3,451	Avg.	89%	100%	100%	3,071
Wood Deck	2002	320	C 100	4,268	Avg.	90%	100%	100%	3,841
Res. Greenhouse	2005	216	D 100	10,016	Fair	71%	100%	100%	7,111
1,344 SFLA						Outbuilding Total			20,332

Accpt Land	60,300	Accepted Bldg	137,300	Total	197,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2025P0329 B4338P0299
Reference 2	R-02-044/D0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.33	Acres-Rear Land 1-10	2,500.00	3,325	100%		3,325
Total Acres 2.33					Land Total	52,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X56	C 100	94,860	Avg-	47%	50%	100%	22,174
MH ST ADDITION..	1990	172	C 100	7,955	Avg-	47%	50%	100%	1,860
Frame Shed	1990	144	C 100	1,101	Avg.	84%	100%	100%	925
Wood Deck	2017	80	D 100	1,039	Avg.	92%	100%	100%	956
Open Frame Porch	2017	104	D 100	2,510	Avg.	92%	100%	100%	2,309
Unfinished Attic	2017	254	E 100	1,024	Avg.	92%	80%	100%	754
Encl Frame Porch	2017	254	E 100	8,005	Avg.	92%	80%	100%	5,892
784 SFLA								Outbuilding Total	34,870

Accpt Land 52,800 **Accepted Bldg** 34,900 **Total** 87,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1467P0152
Reference 2	U-10-019/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.34	Acres-Rear Land 1-10	2,500.00	850	100%		850
Total Acres 1.34				Land Total		46,225

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	588 Sqft	Grade B 95	Base	114,141
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	117,244

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	96,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1982	400	B 95	17,049	Avg.	82%	100%	100%	13,980
1 Story/BASEMENT	1982	322	B 95	32,580	Avg.	82%	100%	100%	26,716
Wood Deck	1982	288	B 95	4,216	Avg.	82%	100%	100%	3,457
Finished Attic	1982	322	B 95	7,062	Avg.	82%	100%	100%	5,791
Frame Shed	2004	336	D 100	2,210	Avg.	91%	100%	100%	2,011
Frame Shed	2003	352	D 100	2,315	Avg.	90%	100%	100%	2,084
1,480 SFLA						Outbuilding Total			54,039

Accpt Land	46,200	Accepted Bldg	150,200	Total	196,400

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/05/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4098P0120		
Reference 2	U-09-014-A		
Tran/Land/Bldg	0 8 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
8.00	R 20+-Rear 20+	625.00	5,000	100%		5,000
Total Acres 29.00				Land Total		83,750

Dwelling Description **Replacement Cost New**

Conventional	One Story	1,456 Sqft	Grade C 100	Base	162,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	148,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	136,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2023	224	C 100	5,956	Avg.	92%	100%	100%	5,480
Frame Shed	2023	384	D 100	2,526	Avg.	92%	100%	100%	2,324
1,456 SFLA						Outbuilding Total			7,804

Accpt Land	83,800	**Accepted Bldg**	144,400	**Total**	228,200

Map/Lot: R03-084
Account: 462 Card: 1 of 1 Location: 167 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/10/2015
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3166P0057 (10/03)		
Reference 2	R-03-084/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		38,750

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base	106,609
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,100
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,050
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2003	TYPICAL	TYPICAL	Below Average	Typical	100,459

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	57,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	128	C 100	1,820	Avg.	84%	100%	100%	1,529
1.75 ST BARN....	1820	500	D 100	29,576	Fair	42%	100%	100%	12,422
1,155 SFLA						Outbuilding Total			13,951

Accpt Land	38,800	Accepted Bldg	71,200	Total	110,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R-05-042/01 0000000000
Tran/Land/Bldg	9 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home 700 SFLA	1996	14X50	D 100	65,160	Avg-	60%	50%	100%	19,629
							Outbuilding Total		19,629

Accpt Land	0	**Accepted Bldg**	19,600	**Total**	19,600

Map/Lot: R05-081-001
Account: 701 Card: 1 of 1 Location: 182 B ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/05/2017
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	R-05-081/01 0000000000		
Tran/Land/Bldg	1 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2015	14X66	D 100	80,784	Avg.	90%	50%	100%	36,353
SLAB.....	2015	924	C 100	2,888	Avg.	92%	100%	100%	2,657
Frame Shed	2023			- - - - S O U N D V A L U E - - - -					1,500
924 SFLA						Outbuilding Total			40,510

Accpt Land	0	**Accepted Bldg**	40,500	**Total**	40,500

Map/Lot: U20-001-001
Account: 1825 Card: 1 of 1 Location: 112 CHEWONKI NECK ROAD BLD #4

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	BLD #4
Reference 2	U-20-001/01 0000000000
Tran/Land/Bldg	1 1 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	1990			- - - - S O U N D V A L U E - - - -					26,700
							Outbuilding Total		26,700

Accpt Land 0 **Accepted Bldg** 26,700 **Total** 26,700

Map/Lot: R03-043-G1
Account: 2595 Card: 1 of 1 Location: 668 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/02/2013
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 3
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 1,064 SFLA	1995	14X76	D 100	90,549	Avg.	67%	50%	100%	30,399
						Outbuilding Total			30,399

Accpt Land	0	**Accepted Bldg**	30,400	**Total**	30,400

Map/Lot: R05-001-A
Account: 552 Card: 1 of 1 Location: 14 CRONKS LANE

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/31/2009
Sale Price	26,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4240P0271		
Reference 2	R-05-001/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
4.70	Acres-Rear Land 1-10	2,500.00	11,750	100%		11,750
Total Acres 5.70				Land Total		59,875

Accpt Land 59,900 **Accepted Bldg** 0 **Total** 59,900

Map/Lot: R05-042
Account: 629 Card: 1 of 1 Location: WEST ALNA ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1581P0286
Reference 2	R-05-042/00 0000000000
Tran/Land/Bldg	1 3 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.60	Acres-Rear Land 11-20	1,250.00	3,250	100%		3,250
Total Acres 13.60				Land Total		66,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1999	720	D 100	4,736	Fair	68%	100%	100%	3,220
Frame Shed	1999	64	E 100	362	Poor	55%	100%	100%	199
Frame Shed	1999	64	E 100	362	Poor	55%	100%	100%	199
Frame Shed	1999	100	E 100	566	Poor	55%	100%	100%	311
Frame Shed	1999	64	E 100	362	Poor	55%	100%	100%	199
WAREHOUSE ST....	2005	3456	C 100	160,895	Avg.	91%	100%	100%	146,414
OFFICE MEZZ	1999	400	D 100	15,753	Avg.	88%	100%	100%	13,863
							Outbuilding Total		164,405

Land	56,600	**Accepted Bldg**	164,400	**Total**	221,000

Map/Lot: R05-062
Account: 672 Card: 1 of 1 Location: 223 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1099P0077
Reference 2	R-05-062/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
1.35	Acres-Rear Land 1-10	2,500.00	3,375	100%		3,375
Total Acres 2.35					Land Total	51,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	897 Sqft	Grade C 105	Base	152,136
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1982	TYPICAL	TYPICAL	Average	Typical	163,310

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	79%	100%	95%	122,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1982	260	C 105	25,282	Avg.	79%	100%	95%	18,974
Wood Deck	1982	321	C 105	4,494	Avg.	79%	100%	95%	3,372
1.25 ST GARAGE..	1990	1008	C 100	52,688	Avg.	84%	100%	95%	42,045
1 Story/BASEMENT	1982	14	C 105	1,361	Avg.	79%	100%	95%	1,021
1,844 SFLA							Outbuilding Total		65,412

Accpt Land	51,500	Accepted Bldg	188,000	Total	239,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2235P0294
Reference 2	R-03-043/G
Tran/Land/Bldg	1 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.12	Acres-Rear Land 1-10	2,500.00	300	100%		300
Total Acres 1.12				Land Total		49,800

Accpt Land 49,800 **Accepted Bldg** 0 **Total** 49,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0925P0014
Reference 2	R-03-081/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.43	Acres-HS Size Adj	3,500.00	1,505	100%		1,505
Total Acres 0.43					Land Total	36,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 95	Base	106,676
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,094
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	2010	TYPICAL	TYPICAL	Average	Typical	114,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	95%	100%	88,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	40	C 95	2,980	Avg.	81%	95%	100%	2,293
TWO STORY FRAME	1979	240	C 95	29,152	Avg.	81%	95%	100%	22,432
Frame Shed	1979	240	D 100	1,579	Fair	57%	100%	100%	900
Wood Deck	1979	48	C 100	800	Avg.	78%	100%	100%	624
1 & 1/2 STORY FR	2010	384	C 100	37,954	Avg.	92%	100%	100%	34,918
Frame Shed	2012	120	C 100	918	Avg.	92%	100%	100%	845
2,056 SFLA							Outbuilding Total		62,012

Accpt Land	36,500	Accepted Bldg	150,300	Total	186,800

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1993
Sale Price	36,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2876P0268 06/02		
Reference 2	R-05-031/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	41,000

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	870 Sqft	Grade C 95	Base	133,503
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,063
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	139,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	90,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	255	C 95	19,005	Avg.	65%	100%	100%	12,353
Wood Deck	1980	128	C 95	1,729	Avg.	65%	100%	100%	1,124
Frame Shed	1980	100	C 100	765	Avg.	79%	100%	100%	604
1.25 ST GARAGE..	2019	784	C 100	41,916	Avg.	92%	100%	100%	38,563
Wood Deck	2021	340	C 95	4,296	Avg.	92%	100%	100%	3,952
1,777 SFLA							Outbuilding Total		56,596

Accpt Land	41,000	**Accepted Bldg**	147,300	**Total**	188,300

Map/Lot: U18-008
Account: 1799 Card: 1 of 1 Location: 771 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/28/2021
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0866P0079		
Reference 2	U-18-008/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
1.00	Acres-HS Size Adj	6,250.00	6,250	100%		6,250
19.00	Acres-Rear Land 1-10	2,500.00	47,500	100%		47,500
Total Acres 20.00				Land Total		110,000

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,304 Sqft	Grade C 105	Base	152,528
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	168 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,819
Heating	100% Electric	Cooling	0% None	Heat	-4,861
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	161,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	124,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1970	40	C 105	3,295	Avg.	77%	100%	100%	2,537
BSMT ENTRY.....	1970	30	C 105	481	Avg.	77%	100%	100%	370
Frame Shed	1970	104	C 100	795	Avg.	74%	100%	100%	588
Frame Shed	1970	180	C 100	1,378	Avg.	74%	100%	100%	1,020
1,344 SFLA						Outbuilding Total			4,515

Accpt Land	110,000	Accepted Bldg	129,200	Total	239,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	02/20/2003
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3007P0049 02/03		
Reference 2	U-23-006/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.65	Acres-HS Size Adj	3,750.00	2,438	100%		2,437
Total Acres 0.65				Land Total		39,937

Dwelling Description

				Replacement Cost New	
Raised Ranch	One & 3/4 Story	828 Sqft	Grade B 95	Base	146,117
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	414 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,177
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	1980	TYPICAL	TYPICAL	Average	Typical	175,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	138,999

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1982	88	B 95	4,416	Avg.	79%	100%	100%	3,489
1SFr Overhang	1980	36	B 95	3,085	Avg.	79%	100%	100%	2,437
Wood Deck	1974	288	B 95	4,216	Avg.	79%	100%	100%	3,331
Frame Garage	1974	650	C 100	22,724	Avg.	76%	100%	100%	17,270
Frame Shed	1980	240	C 100	1,836	Avg.	79%	100%	100%	1,450
1,485 SFLA						Outbuilding Total			27,977

Accpt Land	39,900	**Accepted Bldg**	167,000	**Total**	206,900

Map/Lot: U21-009-001-A06
Account: 2327 Card: 1 of 1 Location: 96 CHEWONKI NECK ROAD UNIT A6

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/18/2018
Sale Price	34,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4666P0043		
Reference 2	HANGAR UNIT A6		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Map/Lot: U21-009-001-B10
Account: 2343 Card: 1 of 1 Location: 96 CHEWONKI NECK RD UNIT B10

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/15/2011
Sale Price	34,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4439P0003		
Reference 2	HANGAR UNIT B10		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				30,700
							Outbuilding Total		30,700

Accpt Land	0	**Accepted Bldg**	30,700	**Total**	30,700

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/17/2023
Sale Price	439,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	52,750

Dwelling Description

Cape Cod	One & 3/4 Story	874 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	154,235
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	162,208

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	149,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	2009	624	B 95	24,016	Avg.	92%	100%	100%	22,095
Unfinished Attic	2009	624	B 95	3,716	Avg.	92%	100%	100%	3,419
Canopy	2009	28	B 95	492	Avg.	92%	100%	100%	453
Wood Deck	2009	42	C 100	722	Avg.	92%	100%	100%	664
Unfinished Attic	2010	768	B 95	4,572	Avg.	92%	100%	100%	4,206
Frame Garage	2010	768	B 95	28,498	Avg.	92%	100%	100%	26,218
1,530 SFLA							Outbuilding Total		57,055

Accpt Land	52,800	**Accepted Bldg**	206,300	**Total**	259,100

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	RollingSteep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/19/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	B1197P0295		
Reference 2	R-07-020/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
3.00	Acres-Waterfront Rear	16,250.00	48,750	100%		48,750
Total Acres 14.00					Land Total	355,625

Dwelling Description

Cape Cod	One & 3/4 Story	988 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	174,352
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	179,006

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	148,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	272	B 95	23,312	Avg.	83%	100%	100%	19,349
1.75 ST GARAGE..	1985	624	B 95	59,522	Avg.	83%	100%	100%	49,403
Wood Deck	1985	252	B 95	3,715	Avg.	83%	100%	100%	3,083
2,001 SFLA							Outbuilding Total		71,835

Accpt Land	355,600	**Accepted Bldg**	220,400	**Total**	576,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/12/2011
Sale Price	142,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4447P0297		
Reference 2	R-03-005/A0		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.23	Acres-Rear Land 1-10	2,500.00	575	100%		575
Total Acres 1.23					Land Total	50,075

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,248 Sqft	Grade C 105	Base	145,977
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	624 Sqft, Grade C	Basement Gar	None	Fin Bsmt	36,471
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	182,448

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	160,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1997	84	C 105	6,920	Avg.	88%	100%	100%	6,090
Frame Shed	2000	80	C 100	612	Avg.	89%	100%	100%	545
Wood Deck	2022	448	C 100	5,900	Avg.	92%	100%	100%	5,428
1,332 SFLA							Outbuilding Total		12,063

Accpt Land	50,100	**Accepted Bldg**	172,600	**Total**	222,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1996
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2167P0018		
Reference 2	R-03-069/03 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	117,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	103,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1996	88	C 100	4,042	Avg.	87%	100%	100%	3,517
Frame Shed	1996	144	C 100	1,101	Avg.	87%	100%	100%	958
Frame Garage	2004	672	C 100	23,350	Avg.	91%	100%	100%	21,248
960 SFLA						Outbuilding Total			25,723

Accpt Land	38,500	**Accepted Bldg**	129,500	**Total**	168,000

Name: SPEAR, KARL E
SPEAR, CHELSEA

Map/Lot: R07-005

Account: 903 Card: 1 of 1 Location: 198 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	09/05/2023
Sale Price	318,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4789P0001		
Reference 2	R-07-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.40	Acres-Rear Land 1-10	2,500.00	6,000	100%		6,000
Total Acres 3.40					Land Total	51,375

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1,200 Sqft	Grade C 105	Base	203,526
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,702
Heating	50% Hot Water BB	Cooling	0% None	Heat	-7,339
Rooms	14	HEARTH			
Bedrooms	6	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,491
Attic	3/4 Finished			Attic	13,559
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	10%			Unfinished	-8,611

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	207,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	155,496

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	72	C 100	1,105	Avg.	81%	100%	100%	895
Wood Deck	2020	400	C 100	5,288	Avg.	92%	100%	100%	4,865
1,890 SFLA							Outbuilding Total		5,760

Accpt Land	51,400	**Accepted Bldg**	161,300	**Total**	212,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1996
Sale Price	88,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2119P0042		
Reference 2	R-02-037/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.76	Acres-Rear Land 1-10	2,500.00	1,900	100%		1,900
Total Acres 1.76					Land Total	51,400

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade B 95	Base	128,811
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade C	Basement Gar	None	Fin Bsmt	42,082
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	173,996

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	139,197

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	144	C 100	11,296	Avg.	77%	100%	100%	8,698
Frame Garage	1976	780	B 100	30,390	Avg.	77%	100%	100%	23,400
Open Frame Porch	1976	72	B 95	2,304	Avg.	80%	100%	100%	1,843
Wood Deck	2002	192	C 100	2,635	Avg.	90%	100%	100%	2,372
1,152 SFLA							Outbuilding Total		36,313

Accpt Land	51,400	**Accepted Bldg**	175,500	**Total**	226,900

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/17/2015
Sale Price	308,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4239P0185 B4445P0058		
Reference 2	R-09-008/08 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.20	Acres-Waterfront Rear	16,250.00	19,500	100%		19,500
Total Acres 2.20					Land Total	260,125

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,840 Sqft	Grade B 100	Base	247,506
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1355 Sqft, Grade C	Basement Gar	None	Fin Bsmt	75,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	340,896

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	293,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	96	C 100	2,716	Avg+	86%	100%	100%	2,336
Encl Frame Porch	1975	240	B 100	11,781	Avg+	86%	100%	100%	10,132
Frame Garage	2017	484	C 100	17,998	Avg.	92%	100%	100%	16,558
Wood Deck	2022	240	B 100	3,735	Avg.	92%	100%	100%	3,436
1,840 SFLA						Outbuilding Total			32,462

Accpt Land	260,100	**Accepted Bldg**	325,600	**Total**	585,700

Map/Lot: U09-012
Account: 1583 Card: 1 of 1 Location: 54 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	01/05/2021
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3322P0075 B3804P0133		
Reference 2	U-09-012/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.50	Acres-HS Size Adj	3,750.00	1,875	100%		1,875
Total Acres 0.50				Land Total		39,375

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,056 Sqft	Grade D 100	Base	75,876
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,090
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,224
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,612
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Below Average	Typical	62,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	46,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2020	112	C 100	1,615	Avg.	92%	100%	100%	1,486
Frame Garage	2021	576	D 100	17,730	Avg.	92%	100%	100%	16,312
1,056 SFLA						Outbuilding Total			17,798

Accpt Land	39,400	**Accepted Bldg**	64,100	**Total**	103,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2015
Sale Price	96,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4209P0030		
Reference 2	R-01-020/A 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01					Land Total	49,525

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	181,439
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	TYPICAL	TYPICAL	Good	Typical	188,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	150,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1780	494	B 95	49,982	Good	80%	100%	100%	39,986
1.75 ST GARAGE..	1980	961	D 100	72,160	Good	80%	100%	100%	57,728
BSMT ENTRY.....	1975	42	C 100	642	Good	80%	100%	100%	514
2,258 SFLA							Outbuilding Total		98,228

Accpt Land	49,500	**Accepted Bldg**	249,000	**Total**	298,500

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/10/2020
Sale Price	445,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0945P0213		
Reference 2	R-07-090/02 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
0.30	Acres-Rear Land 11-20	1,250.00	375	100%		375
Total Acres 11.30					Land Total	85,375

Dwelling Description

Modern/Contemp.	Two Story	1,176 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	245,871
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade B	Basement Gar	None	Fin Bsmt	32,263
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	GOOD	GOOD	Average	Typical	287,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	247,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1991	220	B 100	19,848	Avg.	86%	100%	100%	17,069
1 Story/BASEMENT	1991	144	B 100	15,336	Avg.	86%	100%	100%	13,189
ONE STORY FRAME	1991	514	B 100	46,372	Avg.	86%	100%	100%	39,880
Wood Deck	1991	112	B 100	1,858	Avg.	86%	100%	100%	1,598
Wood Deck	1991	96	B 100	1,622	Avg.	86%	100%	100%	1,395
Wood Deck	1991	162	B 100	2,590	Avg.	86%	100%	100%	2,227
Frame Garage	1991	576	B 100	23,709	Avg.	86%	100%	100%	20,390
3,230 SFLA							Outbuilding Total		95,748

Accpt Land	85,400	**Accepted Bldg**	343,400	**Total**	428,800

Map/Lot: R04-002-021
Account: 2271 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #21

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2015
Sale Price	18,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-21 BILL OF SALE		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	2005	14X60	D 100	74,925	Avg-	81%	50%	100%	30,157
Wood Deck	2020	60	D 100	819	Avg.	92%	100%	100%	753
840 SFLA						Outbuilding Total			30,910

Accpt Land 0 **Accepted Bldg** 30,900 **Total** 30,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	M-022 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1998	64	C 100	490	Fair	67%	100%	100%	328
14' Mobile Home 1,064 SFLA	1989	14X76	C 100	120,960	Avg.	56%	50%	100%	33,696
							Outbuilding Total		34,024

Accpt Land 0 **Accepted Bldg** 34,000 **Total** 34,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	01/19/2012
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4484P0199		
Reference 2	U-23-014/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	42,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	1994	16X72	C 100	132,912	Avg+	75%	50%	100%	49,986
ONE STORY FRAME	2015	96	C 100	7,531	Avg.	92%	100%	100%	6,929
1.50 ST GARAGE..	2012	840	D 100	52,532	Avg.	92%	100%	100%	48,329
Frame Shed	2013	224	C 100	1,714	Avg.	92%	100%	100%	1,577
Unfin Basement	2016	1152	C 100	5,760	Avg.	92%	100%	100%	5,299
1,248 SFLA								Outbuilding Total	112,120

Accpt Land	42,500	**Accepted Bldg**	112,100	**Total**	154,600

Map/Lot: U01-032
Account: 1165 Card: 1 of 1 Location: 121 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0544P0265
Reference 2	U-01-032/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	18 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.35	Acres-Commercial Size Adj	11,875.00	4,156	100%		4,156
Total Acres 0.35				Land Total		230,781

Dwelling Description **Replacement Cost New**

Conventional	Three Story	1,872 Sqft	Grade A 100	Base	513,056
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	16	HEARTH		HEARTHS	0
Bedrooms	8	Add Fixtures	0		
Baths	4	Half Baths	2	Plumbing	24,736
Attic	None			Attic	0
FirePlaces	8			Fireplace	28,625
Insulation	Minimal			Insulation	-13,358
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	OLD TYPE	Old Type	Above Average	Typical	553,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	414,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1807	120	A 100	22,838	Avg+	75%	100%	100%	17,128
ONE STORY FRAME	1807	300	A 100	31,538	Avg+	75%	100%	100%	23,654
ONE STORY FRAME	1807	42	A 100	4,415	Avg+	75%	100%	100%	3,311
ONE STORY FRAME	1807	32	A 100	3,364	Avg+	75%	100%	100%	2,523
Encl Frame Porch	1807	270	A 100	15,370	Avg+	75%	100%	100%	11,528
2.00 ST BARN....	1807	1680	C 100	123,792	Avg.	65%	100%	100%	80,465
Frame Shed	1807	756	C 100	5,784	Avg.	65%	100%	100%	3,760
Unfin Basement	1807	756	C 100	3,780	Avg.	65%	100%	100%	2,457
Open Frame Porch	1807	40	A 100	1,740	Avg+	75%	100%	100%	1,305
6,230 SFLA						Outbuilding Total			146,131

Accpt Land 230,800 **Accepted Bldg** 560,900 **Total** 791,700

Map/Lot: U01-148
Account: 1287 Card: 1 of 2 Location: 2 LEE STREET

Neighborhood	VILLAGE
Zoning/Use	SHORE RES PROTEC RES
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2240P0010
Reference 2	U-01-148/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	18 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%	Neighborho	273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
3.89	Acres-Waterfront Rear	16,250.00	63,213	100%		63,213
Total Acres 4.89				Land Total		358,526

Dwelling Description **Replacement Cost New**

Other	Three Story	1,296 Sqft	Grade A 105	Base	361,983
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	3,237
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	16	HEARTH		HEARTHS	0
Bedrooms	9	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,994
Attic	Floor & Stairs			Attic	3,884
FirePlaces	6			Fireplace	24,034
Insulation	Minimal			Insulation	-9,710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	OLD TYPE	Old Type	Below Average	Typical	389,422

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	221,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1807	432	A 105	86,328	Avg-	57%	100%	100%	49,207
2S Encl Fr Porch	1807	1128	A 105	143,256	Avg-	57%	100%	100%	81,656
Open Frame Porch	1807	48	A 105	2,111	Avg-	57%	100%	100%	1,203
Open Frame Porch	1807	40	A 105	1,828	Avg-	57%	100%	100%	1,042
2.00 ST BARN....	1807	720	A 100	77,795	Avg.	65%	50%	100%	25,284
Frame Shed	1807	264	A 100	2,706	Avg.	65%	50%	100%	880
2.00 ST BARN....	1807	720	A 100	77,795	Avg.	65%	50%	100%	25,284
2.00 ST BARN....	1807	540	A 100	61,280	Avg.	65%	50%	100%	19,916
2 Story/BASEMENT	1807	1128	A 105	225,406	Avg-	57%	100%	100%	128,481
2 Story/BASEMENT	1807	192	A 105	38,368	Avg-	57%	100%	100%	21,870
7,392 SFLA						Outbuilding Total			354,823

Accpt Land 358,500 **Accepted Bldg** 576,800 **Total** 935,300

Neighborhood	VILLAGE
Zoning/Use	SHORE RES PROTEC RES
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2240P0010
Reference 2	U-01-148/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	18 0 0 Land Schedule 101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT 7,776 SFLA	1807	192	A 100	38,368	A Gr	57%	100%	100%	21,870
							Outbuilding Total		21,870

Accpt Land	0	**Accepted Bldg**	21,900	**Total**	21,900

Map/Lot: U01-148
Account: 1287 Location: 2 LEE STREET

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	358,500	576,800	935,300	358,500	576,800	935,300
2	0	21,900	21,900	0	21,900	21,900
TOTAL	358,500	598,700	957,200	358,500	598,700	957,200

Map/Lot: R07-078
Account: 1028 Card: 1 of 2 Location: 425 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/23/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0636P0104		
Reference 2	R-07-078/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
6.00	Acres-Rear Land 1-10	2,500.00	15,000	100%		15,000
Total Acres 7.00				Land Total		56,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,344 Sqft	Grade C 105	Base	232,508
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	246,664

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	192,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	280	C 105	27,228	Avg.	78%	100%	100%	21,238
Unfinished Attic	1972	280	C 105	1,602	Avg.	78%	100%	100%	1,250
1.50 ST GARAGE..	1972	1066	C 105	80,202	Avg.	78%	100%	100%	62,558
Open Frame Porch	1972	112	C 105	3,278	Avg.	78%	100%	100%	2,557
Wood Deck	2013	112	C 105	1,696	Avg.	78%	100%	100%	1,323
2,632 SFLA						Outbuilding Total			88,926

Accpt Land	56,300	**Accepted Bldg**	281,300	**Total**	337,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/23/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0636P0104		
Reference 2	R-07-078/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1972	1230	C 100	39,240	Avg-	66%	100%	100%	25,898
Frame Garage	1972	1440	C 100	45,219	Avg-	66%	100%	100%	29,845
Wood Deck	1972	48	C 100	800	Avg-	66%	100%	100%	528
1.75 ST BARN....	1978	3280	C 100	186,666	Avg-	69%	50%	100%	64,400
2,632 SFLA							Outbuilding Total		120,671

Accpt Land	0	**Accepted Bldg**	120,700	**Total**	120,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	56,300	281,300	337,600	56,300	281,300	337,600
2	0	120,700	120,700	0	120,700	120,700
TOTAL	56,300	402,000	458,300	56,300	402,000	458,300

Map/Lot: R03-059
Account: 402 Card: 1 of 1 Location: 783 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/30/2006
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3771P0114		
Reference 2	R-03-059/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.67	Acres-Rear Land 1-10	2,500.00	6,675	100%		6,675
Total Acres 3.67					Land Total	56,175

Dwelling Description **Replacement Cost New**

Ranch	One Story	936 Sqft	Grade C 105	Base	114,957
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	114,957

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	86,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	99	C 105	8,155	Avg.	75%	100%	100%	6,116
Encl Frame Porch	1980	33	C 105	1,888	Avg.	75%	100%	100%	1,416
Frame Garage	1980	720	C 105	25,954	Avg.	75%	100%	100%	19,466
Frame Garage	1980	300	C 100	12,758	Avg.	79%	100%	100%	10,079
Frame Shed	1980	144	C 100	1,101	Avg.	79%	100%	100%	870
Barn 1S	2007	288	C 100	11,664	Avg.	92%	100%	100%	10,731
1,035 SFLA							Outbuilding Total		48,678

Accpt Land	56,200	**Accepted Bldg**	134,900	**Total**	191,100

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/25/2023
Sale Price	756,300
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1168P0218		
Reference 2	R-02-001/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.20	Acres-Rear Land 11-20	1,250.00	1,500	100%		1,500
Total Acres 12.20					Land Total	76,000

Dwelling Description | **Replacement Cost New**

Cape Cod	One & 3/4 Story	960 Sqft	Grade B 95	Base	166,023
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade B	Basement Gar	None	Fin Bsmt	29,190
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,629
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	201,496

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	177,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1996	420	B 95	40,064	Avg.	88%	100%	100%	35,256
Open Frame Porch	1996	126	B 95	3,798	Avg.	88%	100%	100%	3,342
Wood Deck	1996	240	B 95	3,549	Avg.	88%	100%	100%	3,123
1 ST BARN.....	1996	8160	B 100	267,345	Avg.	100%	20%	100%	53,469
Frame Shed	1996	680	C 100	5,202	Avg.	87%	50%	100%	2,263
Frame Shed	1996	340	C 100	2,601	Avg.	87%	50%	100%	1,132
Frame Garage	2001	660	C 100	23,009	Avg.	89%	100%	100%	20,478
1,680 SFLA						Outbuilding Total			119,063

Accpt Land	76,000	**Accepted Bldg**	296,400	**Total**	372,400

Neighborhood	SOUTHWEST
Zoning/Use	SHORE RES PROTEC RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2020
Sale Price	83,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2165P0229		
Reference 2	R-08-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
34.00	R 20+-Rear 20+	625.00	21,250	100%		21,250
Total Acres 55.00					Land Total	100,000

Dwelling Description **Replacement Cost New**

Log	One & 3/4 Story	468 Sqft	Grade B 95	Base	94,976
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-159
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	105,892

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	93,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	204	B 95	5,954	Avg.	88%	100%	100%	5,240
Frame Garage	1996	576	B 95	22,524	Avg.	88%	100%	100%	19,821
1 Story/BASEMENT	1996	192	B 95	19,426	Avg.	88%	100%	100%	17,095
FA/1FR	1996	224	B 95	23,705	Avg.	88%	100%	100%	20,860
Unfin Basement	1996	224	B 95	1,222	Avg.	88%	100%	100%	1,075
1 Story/BASEMENT	2008	828	B 100	88,186	Avg.	92%	100%	100%	81,131
FA/1FR	2008	480	B 100	53,468	Avg.	92%	100%	100%	49,191
Unfin Basement	2008	480	B 100	2,760	Avg.	92%	100%	100%	2,539
Wood Deck	2009	120	C 100	1,718	Avg.	92%	100%	100%	1,581
2,825 SFLA							Outbuilding Total		198,533

Accpt Land	100,000	**Accepted Bldg**	291,700	**Total**	391,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/07/2001
Sale Price	4,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2756P0048 11/01
Reference 2	R-03-021/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.94	Acres-Rear Land 1-10	2,500.00	2,350	100%		2,350
Total Acres 1.94					Land Total	51,850

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,224 Sqft	Grade C 105	Base	150,328
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	150,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	117,256

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1972	180	C 105	5,085	Avg.	78%	100%	100%	3,966
Wood Deck	1972	192	C 105	2,766	Avg.	78%	100%	100%	2,157
Wood Deck	1972	42	C 105	759	Avg.	78%	100%	100%	592
1.50 ST GARAGE..	1985	884	C 100	64,062	Avg.	81%	100%	100%	51,890
ONE STORY FRAME	1985	442	C 100	34,675	Avg.	81%	100%	100%	28,087
AB.GR. POOL.....	2003	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2003	80	C 100	1,208	Avg.	90%	100%	100%	1,087
Wood Deck	2003	160	C 100	2,228	Avg.	90%	100%	100%	2,005
1,666 SFLA							Outbuilding Total		91,022

Accpt Land 51,900 **Accepted Bldg** 208,300 **Total** 260,200

Map/Lot: R03-062-A
Account: 417 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	04/03/2014
Sale Price	32,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2			
Tran/Land/Bldg	0 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
24.00	R 20+-Rear 20+	625.00	15,000	100%		15,000
Total Acres 45.00					Land Total	102,000

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-22,739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-6,582
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Poor	Typical	87,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	51%	50%	100%	22,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Field Price	2017			- - - - S O U N D V A L U E - - - -					132,200
Frame Shed	2017	320	C 100	2,448	Avg.	92%	100%	100%	2,252
Camper Trailer..	1989			- - - - S O U N D V A L U E - - - -					4,000
Wood Deck	2017	220	E 100	2,215	Avg.	92%	100%	100%	2,038
26' MOBILE HOME	1989			- - - - S O U N D V A L U E - - - -					2,000
1,568 SFLA							Outbuilding Total		142,490

Accpt Land	102,000	Accepted Bldg	164,700	Total	266,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0990P0196
Reference 2	R-03-001/C0 0000000000
Tran/Land/Bldg	9 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1992	14X66	C 100	107,910	Avg.	61%	50%	100%	33,144
1.75 ST SHED....	1960	320	D 100	2,580	Fair	46%	100%	100%	1,187
Frame Shed	1960	1104	D 100	7,262	Fair	46%	100%	100%	3,341
1 ST BARN.....	1960	1048	D 100	28,365	Fair	46%	50%	100%	6,524
1 ST BARN.....	1960	520	D 100	15,629	Fair	46%	50%	100%	3,594
Wood Deck	1992	48	D 100	688	Avg.	61%	50%	100%	212
AV POLE SHED....	1998	1008	D 100	5,461	Fair	67%	100%	100%	3,659
Frame Shed	2001	140	C 100	1,071	Avg.	89%	100%	100%	953
Wood Deck	2005	96	C 100	1,411	Avg.	91%	100%	100%	1,284
Encl Frame Porch	2005	272	C 100	11,551	Avg.	91%	100%	100%	10,511
924 SFLA							Outbuilding Total		64,409

Accpt Land	52,000	**Accepted Bldg**	64,400	**Total** 116,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/11/2015
Sale Price	118,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3879P0281		
Reference 2	R-08-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 25 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00				Land Total		52,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 105	Base	136,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	143,686

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	99,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1950	114	C 105	11,085	Avg.	69%	100%	100%	7,649
Wood Deck	2000	54	C 105	920	Avg.	69%	100%	100%	635
Frame Shed	2008	96	D 95	600	Avg.	92%	100%	100%	552
1,362 SFLA						Outbuilding Total			8,836

Accpt Land	52,900	**Accepted Bldg**	108,000	**Total**	160,900

Map/Lot: R05-061
Account: 671 Card: 1 of 1 Location: 225 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0636P0148 B3661P0065
Reference 2	R-05-061/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700
Total Acres 1.28				Land Total		48,825

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,125 Sqft	Grade C 105	Base	138,170
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	138,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	76%	100%	95%	99,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	256	C 105	3,624	Avg.	76%	100%	95%	2,616
Frame Garage	1969	576	C 100	20,616	Avg.	73%	100%	95%	14,297
Wood Deck	1967	24	C 105	519	Avg.	76%	100%	95%	374
1,125 SFLA						Outbuilding Total			17,287

Accpt Land 48,800 **Accepted Bldg** 117,000 **Total** 165,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1733P0225
Reference 2	U-18-001/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.47	Acres-HS Size Adj	4,125.00	1,939	100%		1,939
Total Acres 0.47					Land Total	43,189

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,012 Sqft	Grade C 105	Base	118,373
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	506 Sqft, Grade C	Basement Gar	None	Fin Bsmt	29,574
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	147,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	119,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	192	C 105	2,766	Avg.	81%	100%	100%	2,240
1SFr Overhang	1980	38	C 105	3,130	Avg.	81%	100%	100%	2,535
Frame Shed	1980			- - - - S O U N D V A L U E - - - -					100
Frame Shed	1980	240	C 100	1,836	Avg.	79%	100%	100%	1,450
Frame Garage	1980	576	C 100	20,616	Avg.	79%	100%	100%	16,287
1,050 SFLA						Outbuilding Total			22,612

Accpt Land	43,200	Accepted Bldg	142,400	Total	185,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/22/2013
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4666P0055		
Reference 2	U-20-006/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.12	Acres-Rear Land 1-10	2,500.00	2,800	100%		2,800
Total Acres 2.12					Land Total	48,175

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 95	Base	104,542
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-11,332
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,238
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	89,972

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	None	72%	90%	100%	58,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	48	C 95	2,290	Avg-	72%	90%	100%	1,484
Frame Shed	1966	1078	C 100	8,246	Avg.	72%	100%	100%	5,937
MAN STEEL.....	1966	3720	C 100	123,297	Avg-	63%	60%	100%	46,606
WAREHOUSE ST....	1988	960	D 100	38,436	Avg.	83%	60%	100%	19,141
960 SFLA							Outbuilding Total		73,168

Accpt Land	48,200	**Accepted Bldg**	131,500	**Total**	179,700

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	U-01-06
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	10 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Base Homesite Value	137,500	206,250	100%		206,250
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25				Land Total		220,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1840	2625	C 100	31,525	Fair	42%	100%	100%	13,240
CHURCH AV.....	1840	3528	C 100	655,678	Avg-	57%	100%	100%	373,736
CHURCH AV.....	1990	10676	C 100	1,984,132	Avg-	74%	100%	100%	1,468,258
CHURCH AV.....	1990	896	C 100	166,522	Avg-	74%	100%	100%	123,226
FIN. BASEMENT	1990	896	C 100	47,867	Avg-	74%	100%	100%	35,422
ONE STORY FRAME	1990	40	C 100	3,138	Avg-	74%	100%	100%	2,322
Open Frame Porch	1990	171	C 100	4,615	Avg-	74%	100%	100%	3,415
Encl Frame Porch	1990	64	C 100	3,062	Avg-	74%	100%	100%	2,266
40 SFLA						Outbuilding Total			2,021,885

Accpt Land	220,600	**Accepted Bldg**	2,021,900	**Total**	2,242,500

Map/Lot: U01-007
Account: 1129 Card: 1 of 1 Location: HODGE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0623P0078
Reference 2	U-01-007/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	10 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15				Land Total		139,563

Accpt Land 139,600 **Accepted Bldg** 0 **Total** 139,600

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/23/2023
Sale Price	710,975
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.48	Acres-HS Size Adj	4,062.50	1,950	100%		1,950
Total Acres 0.48				Land Total		83,200

Dwelling Description **Replacement Cost New**

Conventional	One Story	1,656 Sqft	Grade C 110	Base	202,924
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,686
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	207,610

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	191,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2022	160	C 110	4,770	Avg.	92%	100%	100%	4,388
Wood Deck	2022	360	C 110	5,255	Avg.	92%	100%	100%	4,835
Frame Garage	2022	576	C 110	22,678	Avg.	92%	100%	100%	20,864
1,656 SFLA						Outbuilding Total			30,087

Accpt Land	83,200	**Accepted Bldg**	221,100	**Total**	304,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/17/2017
Sale Price	121,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0824P0193		
Reference 2	U-18-005/01 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.43	Acres-HS Size Adj	4,125.00	1,774	100%		1,774
Total Acres 0.43				Land Total		43,024

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	115,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	89,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1972	480	C 100	37,656	Avg.	78%	100%	100%	29,372
Wood Deck	1972	40	C 100	698	Avg.	78%	100%	100%	544
Encl Frame Porch	1972	96	C 100	4,369	Avg.	78%	100%	100%	3,408
Frame Shed	1972	160	C 100	1,224	Fair	53%	100%	100%	649
Frame Shed	1972			----SOUND VALUE----					100
1,440 SFLA						Outbuilding Total			34,073

Accpt Land	43,000	Accepted Bldg	123,900	Total	166,900

Neighborhood	RURAL NORTH
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/28/2017
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0735P0289
Reference 2	R-05-074/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
3.68	Acres-Rear Land 11-20	1,250.00	4,600	100%		4,600
Total Acres 14.68				Land Total		77,725

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	924 Sqft	Grade B 95	Base	197,919
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	209,545

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	182,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	88	B 95	4,416	Avg+	87%	100%	100%	3,842
Wood Deck	1978	276	B 95	4,050	Avg+	87%	100%	100%	3,523
Frame Garage	1978	837	B 95	30,644	Avg+	87%	100%	100%	26,660
1.75 ST BARN....	1900	1610	C 100	95,191	Avg-	57%	60%	100%	32,555
Frame Shed	1900	525	D 100	3,454	Fair	42%	60%	100%	871
Frame Shed	1900	1314	D 100	8,645	Fair	42%	40%	100%	1,452
1,848 SFLA						Outbuilding Total			68,903

Accpt Land	77,700	**Accepted Bldg**	251,200	**Total**	328,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2013
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	HOME ONLY		
Reference 2	D-018		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Dwelling Description

Double Wide	One Story	1,152 Sqft	Grade E 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	71,224
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,349
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,152
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,513
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Below Average	Typical	61,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	47,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2008	112	C 100	1,615	Avg-	82%	100%	100%	1,324
1,152 SFLA							Outbuilding Total		1,324

Accpt Land	0	**Accepted Bldg**	49,300	**Total**	49,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2737P0278 5/01
Reference 2	U-01-031/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	6 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.30	Acres-HS Size Adj	13,750.00	4,125	100%		4,125
Total Acres 0.30				Land Total		141,625

Dwelling Description **Replacement Cost New**

Colonial	Two Story	760 Sqft	Grade B 100	Base	174,786
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-2,715
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	Floor & Stairs			Attic	1,862
FirePlaces	3			Fireplace	12,261
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1834	0	OLD TYPE	Old Type	Average	Typical	191,093

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	124,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1834	322	B 100	41,844	Avg.	65%	100%	100%	27,199
1.5 Story/BSMT	1834	180	B 100	23,391	Avg.	65%	100%	100%	15,204
1 Story/BASEMENT	1834	75	B 100	7,989	Avg.	65%	100%	100%	5,193
Frame Shed	1834	299	C 100	2,288	Avg-	57%	90%	100%	1,174
2.00 ST BARN....	1834	620	C 100	51,209	Avg-	57%	90%	100%	26,270
1 ST BARN.....	1834	372	C 100	14,020	Avg-	57%	90%	100%	7,192
Patio	1834	240	B 100	2,855	Avg.	65%	100%	100%	1,856
Frame Shed	2009	80	C 100	612	Avg.	92%	100%	100%	563
2,348 SFLA						Outbuilding Total			84,651

Accpt Land 141,600 **Accepted Bldg** 208,900 **Total** 350,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	03/06/2019
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2725P0094		
Reference 2	U-13-018/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.84	Acres-Rear Land 1-10	2,500.00	2,100	100%		2,100
Total Acres 1.84					Land Total	43,350

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,025 Sqft	Grade B 95	Base	130,983
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	137,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	108,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	144	C 100	2,024	Avg-	67%	100%	100%	1,356
Encl Frame Porch	1975	110	C 100	4,940	Avg-	67%	100%	100%	3,310
Wood Deck	1975	132	C 100	1,870	Avg-	67%	100%	100%	1,253
Frame Garage	1975	768	C 100	26,084	Avg-	67%	100%	100%	17,476
Frame Shed	1975	120	C 100	918	Avg-	67%	100%	100%	615
Res. Greenhouse	1975			----SOUND VALUE----					500
1,025 SFLA						Outbuilding Total			24,510

Accpt Land	43,400	**Accepted Bldg**	133,500	**Total**	176,900

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/15/2021
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1698P0267		
Reference 2	U-10-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		47,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	960 Sqft	Grade C 105	Base	162,821
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-3,131
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Good	Typical	162,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	130,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	182	C 105	5,139	Good	80%	100%	100%	4,111
ONE STORY FRAME	1850	137	C 105	11,285	Good	80%	100%	100%	9,028
1 ST BARN.....	1850	644	D 100	18,619	Fair	42%	100%	100%	7,820
1,817 SFLA						Outbuilding Total			20,959

Accpt Land	47,900	**Accepted Bldg**	151,100	**Total**	199,000

Map/Lot: U19-008-C
Account: 2788 Card: 1 of 1 Location: 53 SHADY LANE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	03/06/2023
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.35	Acres-HS Size Adj	4,125.00	1,444	100%		1,444
Total Acres 0.35				Land Total		42,694

Dwelling Description **Replacement Cost New**

Ranch	One Story	406 Sqft	Grade C 100	Base	47,489
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	42,084

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	38,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2024			- - - - S O U N D V A L U E - - - -					3,000
Frame Shed	2024			- - - - S O U N D V A L U E - - - -					1,200
406 SFLA						Outbuilding Total			4,200

Accpt Land	42,700	Accepted Bldg	42,900	Total	85,600

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Above StreetLevel
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/2023
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3049P0292 (05/03)		
Reference 2	U-06-009/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.47	Acres-HS Size Adj	4,500.00	2,115	100%		2,115
Total Acres 0.47				Land Total		47,115

Dwelling Description

				Replacement Cost New	
Conventional	One Story	911 Sqft	Grade D 105	Base	91,640
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-7,666
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,847
Attic	Full Finished			Attic	12,768
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,460
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Below Average	Inadeq.	99,129

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	57%	94%	100%	53,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1860	168	D 105	6,599	Avg-	57%	94%	100%	3,535
Wood Deck	1860	96	D 105	1,275	Avg-	57%	94%	100%	683
1 ST BARN.....	1920	750	C 100	24,624	Avg.	65%	50%	100%	8,003
Wood Deck	2001	40	C 100	698	Avg.	89%	100%	100%	621
1 Story/BASEMENT	1860	176	D 105	14,719	Avg-	57%	100%	100%	8,390
1 Story/BASEMENT	1860	383	D 105	32,029	Avg-	57%	100%	100%	18,257
1,470 SFLA						Outbuilding Total			39,489

Accpt Land	47,100	**Accepted Bldg**	92,600	**Total**	139,700

Map/Lot: U05-024
Account: 1493 Card: 1 of 1 Location: 77 CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/31/2016
Sale Price	197,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4675P0009
Reference 2	U-05-024/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.36	Acres-Rear Land 1-10	2,500.00	900	100%		900
Total Acres 1.36					Land Total	86,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	578 Sqft	Grade B 95	Base	102,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Above Average	Typical	106,654

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	75%	100%	95%	75,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	877	B 95	75,165	Avg+	75%	100%	95%	53,555
Encl Frame Porch	1880	186	B 95	8,785	Avg+	75%	100%	95%	6,260
Wood Deck	1880	248	B 95	3,660	Avg+	75%	100%	95%	2,608
Frame Garage	1949	540	C 100	19,591	Avg.	65%	100%	95%	12,097
Frame Shed	1958	100	C 100	765	Avg.	68%	100%	95%	494
Open Frame Porch	2016	96	B 95	2,968	Avg.	92%	100%	95%	2,594
1,889 SFLA							Outbuilding Total		77,608

Accpt Land	86,400	**Accepted Bldg**	153,600	**Total**	240,000

Map/Lot: R03-043
Account: 368 Card: 1 of 1 Location: 650 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/19/2012
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4537P0158		
Reference 2	R-03-043/00 STEELE'S LANDSCAPING, INC.		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
1.00	Acres-Commercial Prime	52,500.00	52,500	100%		52,500
5.32	Acres-Commercial 1-20	4,750.00	25,270	100%		25,270
Total Acres 7.32					Land Total	130,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	2012	4800	D 100	192,180	Avg-	82%	100%	100%	157,588
Frame Shed	1997	252	C 100	1,928	Avg.	87%	100%	100%	1,677
Frame Shed	1997	252	C 100	1,928	Avg.	87%	100%	100%	1,677
Frame Shed	2001	261	C 100	1,996	Avg.	89%	100%	100%	1,776
								Outbuilding Total	162,718

Accpt Land	130,200	**Accepted Bldg**	162,700	**Total**	292,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1591P0122
Reference 2	U-13-002/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 1.01				Land Total		41,275

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,496 Sqft	Grade C 105	Base	183,735
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	195,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	Location	79%	80%	80%	98,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	160	C 105	4,552	Avg.	79%	80%	80%	2,302
1,496 SFLA						Outbuilding Total			2,302

Accpt Land	41,300	**Accepted Bldg**	101,000	**Total**	142,300

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/19/2022
Sale Price	462,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3468P0198 (04/05)		
Reference 2	R-01-045/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.90	Acres-Rear Land 1-10	2,500.00	12,250	100%		12,250
Total Acres 5.90					Land Total	61,750

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	173,869
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	178,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	159,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2006	144	B 100	12,991	Avg.	89%	100%	100%	11,562
3/4S AD/GAR.....	2006	840	B 100	66,430	Avg.	89%	100%	100%	59,123
Open Frame Porch	2006	54	B 100	1,901	Avg.	89%	100%	100%	1,692
Canopy	2006	168	B 100	2,541	Avg.	89%	100%	100%	2,261
Frame Shed	2008	120	C 95	872	Avg.	92%	100%	100%	802
1,782 SFLA						Outbuilding Total			75,440

Accpt Land	61,800	**Accepted Bldg**	234,500	**Total**	296,300

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1486P0068
Reference 2	U-01-059/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	130%		284,375
0.06	Acres-Influence W Size Adj	21,875.00	1,313	100%		1,313
Total Acres 0.06				Land Total		285,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1797	2384	D 100	24,623	Avg-	57%	100%	100%	14,035
STORE FRAME.....	1797	1646	C 90	148,690	Avg.	65%	100%	100%	96,648
STORE FRAME.....	1797	1664	C 90	150,316	Avg.	65%	100%	100%	97,705
STORE FRAME.....	1797	554	C 100	55,605	Avg.	65%	100%	100%	36,143
Wood Deck	1990	288	C 100	3,860	Avg.	84%	100%	100%	3,242
Frame Shed	1900	200	C 100	1,530	Avg.	65%	100%	100%	994
Encl Frame Porch	1900	18	C 100	1,185	Avg.	65%	100%	100%	770
Open Frame Porch	2017	96	D 100	2,336	Avg.	92%	100%	100%	2,149
						Outbuilding Total			251,686

Land	242,300	**Accepted Bldg**	251,700	**Total**	494,000

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/29/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1267P0162 B3653P318		
Reference 2	U-01-042/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.14	Acres-Commercial Size Adj	11,875.00	1,663	100%		1,663
Total Acres 0.14					Land Total	137,638

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1868	768	B 100	58,756	Avg-	57%	100%	100%	33,491
APT	1868	432	B 100	33,050	Avg-	57%	100%	100%	18,838
APT	1868	864	B 100	66,101	Avg-	57%	100%	100%	37,678
BSMT UNFINISHED.	1868	1152	E 152	15,562	Avg-	57%	100%	100%	8,870
								Outbuilding Total	98,877

Accpt Land	137,600	**Accepted Bldg**	98,900	**Total**	236,500

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/29/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1267P0162		
Reference 2	U-01-042/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1987	1100	C 100	110,409	Avg.	82%	100%	100%	90,535
Wood Deck	2002	42	C 100	722	Avg.	90%	100%	100%	650
Patio	1987	132	C 100	1,450	C Gr	90%	100%	100%	1,305
APT	1987	550	C 100	36,589	Avg.	82%	100%	100%	30,003
						Outbuilding Total			122,493

Accpt Land	0	**Accepted Bldg**	122,500	**Total**	122,500

Name: STETSON, DAVID W J/T
STETSON, LINDA C

Map/Lot: U01-042

Account: 1175

Location: 54 WATER STREET

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	137,600	98,900	236,500	137,600	98,900	236,500
2	0	122,500	122,500	0	122,500	122,500
TOTAL	137,600	221,400	359,000	137,600	221,400	359,000

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/29/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1415P0197 B3653P0316		
Reference 2	U-01-043/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.07	Acres-Commercial Size Adj	11,875.00	831	100%		831
Total Acres 0.07				Land Total		136,806

Dwelling Description

				Replacement Cost New	
Multi Family	Two Story	720 Sqft	Grade B 95	Base	140,202
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	12,411
Attic	Floor & Stairs			Attic	1,675
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-279
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Average	Typical	158,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	99,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1860	360	B 95	55,858	Avg.	65%	96%	100%	34,856
Wood Deck	2000	54	C 100	876	Avg.	89%	100%	100%	780
2,160 SFLA						Outbuilding Total			35,636

Accpt Land	136,800	**Accepted Bldg**	134,800	**Total**	271,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/26/2005
Sale Price	92,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3523P0070 (7/05)		
Reference 2	U-01-011/03 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	668	B 100	143,057	Avg.	65%	100%	100%	92,987
						Outbuilding Total			92,987

Accpt Land	0	**Accepted Bldg**	93,000	**Total**	93,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	03/01/2017
Sale Price	11,950
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3948P0264		
Reference 2	R-1-44/D2		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70				Land Total		51,250

Accpt Land	51,300	**Accepted Bldg**	0	**Total**	51,300

Map/Lot: R08-008
Account: 1079 Card: 1 of 1 Location: 541 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/06/2019
Sale Price	208,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2498P0119
Reference 2	R-08-008/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.00	Acres-Rear Land 11-20	1,250.00	2,500	100%		2,500
Total Acres 13.00				Land Total		72,875

Dwelling Description

				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade B 95	Base	126,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	133,227

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	101,253

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1967	380	B 95	32,569	Avg.	76%	100%	100%	24,752
Open Frame Porch	1967	190	B 95	5,569	Avg.	76%	100%	100%	4,232
Open Frame Porch	1967	80	B 95	2,525	Avg.	76%	100%	100%	1,919
1.75 ST GARAGE..	1967	1134	B 95	108,171	Avg.	76%	100%	100%	82,210
Canopy	1967	252	D 95	2,668	Poor	35%	100%	100%	934
1,368 SFLA						Outbuilding Total			114,047

Accpt Land	72,900	**Accepted Bldg**	215,300	**Total**	288,200

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1824P0209
Reference 2	R-05-123/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31				Land Total		45,463

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,152 Sqft	Grade C 100	Base	134,748
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,623
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Below Average	Typical	133,583

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	94,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	128	C 100	1,820	Avg-	71%	100%	100%	1,292
Barn 1S	1978	720	D 100	20,452	Avg-	69%	100%	100%	14,112
1,152 SFLA						Outbuilding Total			15,404

Accpt Land	45,500	Accepted Bldg	110,200	Total	155,700

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/16/2022
Sale Price	643,344
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 1.19					Land Total	85,788

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	170,457
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,372
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	179,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	165,443

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2022	120	C 110	12,225	Avg.	92%	100%	100%	11,247
Open Frame Porch	2022	216	C 110	6,329	Avg.	92%	100%	100%	5,823
Open Frame Porch	2022	50	C 110	1,708	Avg.	92%	100%	100%	1,571
Frame Garage	2022	624	C 110	24,182	Avg.	92%	100%	100%	22,247
1,632 SFLA							Outbuilding Total		40,888

Accpt Land	85,800	Accepted Bldg	206,300	Total	292,100

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	50%	Neighborho	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
27.50	Acres-Waterfront Rear	16,250.00	446,875	100%		446,875
Total Acres 28.50					Land Total	653,125

Accpt Land 653,100 **Accepted Bldg** 0 **Total** 653,100

Map/Lot: U01-158
Account: 1298 Card: 1 of 1 Location: 15 LEE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/15/2015
Sale Price	385,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1114P0153		
Reference 2	U-01-158/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70				Land Total		155,500

Dwelling Description **Replacement Cost New**

Conventional	Two Story	1,224 Sqft	Grade A 110	Base	328,005
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-16,813
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11	HEARTH			
Bedrooms	7	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	8,372
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,407
Insulation	Capped Only			Insulation	-640
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1856	0	TYPICAL	TYPICAL	Average	Typical	328,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	213,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	298	C 100	23,378	Avg.	69%	100%	100%	16,131
TWO STORY FRAME	1960	396	C 100	50,634	Avg.	69%	100%	100%	34,937
2 Story/BASEMENT	1856	396	A 110	82,901	Avg.	65%	100%	100%	53,886
ONE STORY FRAME	1856	44	A 110	5,089	Avg.	65%	100%	100%	3,308
Open Frame Porch	1856	192	A 110	7,586	Avg.	65%	100%	100%	4,931
Wood Deck	1970	218	B 100	3,412	Avg.	74%	100%	100%	2,525
Wood Deck	1970	42	B 100	831	Avg.	74%	100%	100%	615
Wood Deck	1970	120	A 110	2,531	Avg.	65%	100%	100%	1,645
1.25 ST GARAGE..	1986	900	C 100	47,494	Avg.	82%	100%	100%	38,945
Frame Shed	1986	360	C 100	2,754	Avg.	82%	100%	100%	2,258
4,374 SFLA						Outbuilding Total			159,181

Accpt Land	155,500	Accepted Bldg	372,600	Total	528,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1995
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2988P0286 B4436P0120		
Reference 2	R-02-005/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08				Land Total		49,700

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,024 Sqft	Grade D 100	Base	73,577
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-14,850
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,488
Insulation	Capped Only			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Below Average	Typical	69,100

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	53,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed.....	1999	144	C 100	1,101	Avg.	88%	100%	100%	969
1,024 SFLA						Outbuilding Total			969

Accpt Land	49,700	**Accepted Bldg**	54,900	**Total**	104,600

Map/Lot: U02-022
Account: 1334 Card: 1 of 1 Location: 31 HOOPER STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/25/2015
Sale Price	93,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Foreclosure

Reference 1	B4834P0245		
Reference 2	U-02-022/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.22	Acres-HS Size Adj	13,750.00	3,025	100%		3,025
Total Acres 0.22					Land Total	106,150

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	442 Sqft	Grade B 95	Base	79,560
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,501
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Fair	Typical	78,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	32,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1860	420	C 100	38,898	Avg.	65%	100%	100%	25,284
Encl Frame Porch	1860	18	C 100	1,185	Avg.	65%	100%	100%	770
1,194 SFLA							Outbuilding Total		26,054

Accpt Land	106,200	**Accepted Bldg**	58,800	**Total**	165,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0594P0363
Reference 2	R-02-027/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Base Homesite Value	45,000.00	90,000	100%		90,000
2.00	Acres-HS Size Adj	4,500.00	9,000	100%		9,000
9.00	Acres-Rear Land 1-10	2,500.00	22,500	100%		22,500
14.00	Acres-Rear Land 11-20	1,250.00	17,500	100%		17,500
74.40	R 20+-Rear 20+	625.00	46,500	100%		46,500
Total Acres 99.40				Land Total		185,500

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,848 Sqft	Grade C 105	Base	216,159
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	924 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	58,707
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	286,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	214,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1965	70	C 105	5,766	Avg.	75%	100%	100%	4,324
1.75 ST GARAGE..	1980	1260	C 100	110,014	Avg.	79%	80%	100%	69,529
Frame Shed	1980	400	D 100	2,631	Avg-	70%	100%	100%	1,842
Wood Deck	2002	370	C 100	4,905	Avg.	90%	100%	100%	4,414
1,918 SFLA						Outbuilding Total			80,109

Accpt Land	185,500	Accepted Bldg	294,600	Total	480,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0594P0363
Reference 2	R-02-027/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Dwelling Description — **Replacement Cost New**

Conventional	One & 1/2 Story	744 Sqft	Grade C 105	Base	120,094
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	120,094

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	78,061

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST SHED....	1900	377	D 100	3,040	Fair	42%	80%	100%	1,022
1,116 SFLA							Outbuilding Total		1,022

Accpt Land	0	**Accepted Bldg**	79,100	**Total**	79,100

Name: STINSON, W.L.
STINSON, PRISCILLA
Map/Lot: R02-027
Account: 232
Location: 467 WILLOW LANE

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	185,500	294,600	480,100	185,500	294,600	480,100
2	0	79,100	79,100	0	79,100	79,100
TOTAL	185,500	373,700	559,200	185,500	373,700	559,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/30/2015
Sale Price	3,000
Sale Type	Land Only
Financing	Unknown
Verified	Agent
Validity	Arms Length Sale

Reference 1	B1876P0291 (DRESDEN BK/PG)		
Reference 2	R-02-054		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 1.30				Land Total		3,250

Accpt Land	3,300	**Accepted Bldg**	0	**Total**	3,300

Neighborhood	RURAL WEST
Tree Growth	2005
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/27/2001
Sale Price	41,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2782P0010 12/01		
Reference 2	R-02-009/A0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
36.00	Acres-Mixed Wood	393.00	14,148	100%		14,148
14.00	Acres-Hardwood	255.00	3,570	100%		3,570
3.00	Acres-Wasteland	75.00	225	100%		225
Total Acres 53.00				Land Total		17,943

Accpt Land	17,900	**Accepted Bldg**	0	**Total**	17,900

Map/Lot: U06-006
Account: 1509 Card: 1 of 1 Location: 92 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0655P0055
Reference 2	U-06-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.15	Acres-Rear Land 1-10	2,500.00	5,375	100%		5,375
Total Acres 3.15				Land Total		54,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,196 Sqft	Grade C 100	Base	142,693
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	151,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	113,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	180	C 100	2,482	Avg.	75%	100%	100%	1,862
Frame Garage	2009	576	C 100	20,616	Avg.	92%	100%	100%	18,967
ONE STORY FRAME 1,436 SFLA	2022	240	C 100	18,828	Avg.	92%	100%	100%	17,322
						Outbuilding Total			38,151

Accpt Land 54,900 **Accepted Bldg** 151,700 **Total** 206,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/13/2019
Sale Price	157,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1537P0258		
Reference 2	R-02-032/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.88	Acres-HS Size Adj	4,500.00	3,960	100%		3,960
Total Acres 0.88				Land Total		48,960

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	896 Sqft	Grade B 95	Base	150,484
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-12,163
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	141,424

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	114,553

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1979	216	C 100	2,941	Avg-	69%	100%	100%	2,029
Wood Deck	1979	56	C	0	Avg.	78%	0%	100%	0
Frame Shed	1979	36	E	0	Poor	42%	0%	100%	0
Frame Shed	2013	120	C 100	918	Avg.	92%	100%	100%	845
1,344 SFLA						Outbuilding Total			2,874

Accpt Land	49,000	**Accepted Bldg**	117,400	**Total**	166,400

Map/Lot: U18-005-025
Account: 1791 Card: 1 of 1 Location: 47 OLD FERRY ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/14/2022
Sale Price	13,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4308P0038		
Reference 2	U-18-005/25 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.51	Acres-HS Size Adj	4,125.00	2,104	100%		2,104
Total Acres 0.51					Land Total	43,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1975	616	C 100	21,756	Fair	55%	100%	100%	11,966
Frame Shed	0	392	D 100	2,579	Fair	42%	100%	100%	1,083
SLAB.....	2010	910	C 100	2,844	Avg.	92%	100%	100%	2,616
14' Mobile Home	1986	14X65	D 95	75,816	Poor	20%	50%	100%	7,582
Wood Deck	2018	80	C 100	1,208	Avg.	92%	100%	100%	1,111
910 SFLA							Outbuilding Total		24,358

Accpt Land	43,400	**Accepted Bldg**	24,400	**Total**	67,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Private
Reference 1	B1097P0100
Reference 2	U-02-005/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	10%	Access	13,750
0.44	Acres-HS Size Adj	13,750.00	6,050	100%		6,050
Total Acres 0.44					Land Total	19,800

Accpt Land 19,800 **Accepted Bldg** 0 **Total** 19,800

Map/Lot: U02-012
Account: 1323 Card: 1 of 1 Location: 22 SAND HILL ROAD

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	RollingAbove Street
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B1097P0100
Reference 2	U-02-012/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%		103,125
0.72	Acres-HS Size Adj	13,750.00	9,900	100%		9,900
Total Acres 0.72				Land Total		113,025

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,048 Sqft	Grade C 100	Base	125,035
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	138,517

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	71%	100%	75%	73,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	186	C 100	14,591	Avg.	71%	100%	75%	7,770
ONE STORY FRAME	1970	276	C 100	21,652	Good	86%	100%	75%	13,966
1S AD/GAR.....	1970	880	C 100	72,756	Avg.	71%	100%	75%	38,743
Encl Frame Porch	1970	176	C 100	7,634	Avg.	71%	100%	75%	4,065
Wood Deck	1970	24	C 100	494	Avg.	71%	100%	75%	263
Frame Shed	1970	112	D 100	736	Avg-	65%	100%	75%	358
Frame Shed	1970	56	D 100	369	Avg-	65%	100%	75%	180
Frame Shed	1970	84	E 100	475	Avg-	65%	100%	75%	232
Wood Deck	2017	144	C 100	2,024	Avg.	92%	100%	75%	1,396
Wood Deck	2017	120	C 100	1,718	Avg.	92%	100%	75%	1,186
1,510 SFLA						Outbuilding Total			68,159

Accpt Land 113,000 **Accepted Bldg** 141,900 **Total** 254,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	02/10/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2167P0027B3635P0087 B4643P0110		
Reference 2	U-23-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.69	Acres-HS Size Adj	3,750.00	2,588	100%		2,588
Total Acres 0.69				Land Total		40,088

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	912 Sqft	Grade B 95	Base	177,035
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	180,138

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	142,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	144	B 95	6,912	Avg.	79%	100%	100%	5,460
Frame Garage	1975	528	C 100	19,250	Avg.	79%	100%	100%	15,208
Wood Deck	1975	192	C 100	2,635	Avg.	76%	100%	100%	2,003
Swimming Pool	1975	1	C 100	7,224	Avg.	99%	100%	100%	7,152
1,596 SFLA						Outbuilding Total			29,823

Accpt Land	40,100	**Accepted Bldg**	172,100	**Total**	212,200

Neighborhood	RURAL NORTH
Zoning/Use	SHORE STREAM PRO RU
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/24/2022
Sale Price	422,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3813P0238		
Reference 2	R-05-075/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
4.18	Acres-Rear Land 1-10	2,500.00	10,450	100%		10,450
Total Acres 5.18				Land Total		58,575

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	816 Sqft	Grade B 95	Base	143,999
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	.....	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	147,102

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	116,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	120	B 95	10,285	Avg.	79%	100%	100%	8,125
Wood Deck	1975	642	B 95	9,148	Avg.	79%	100%	100%	7,227
Frame Shed	1975	420	D 100	2,762	Avg-	67%	100%	100%	1,851
Frame Shed	1975	288	D 100	1,895	Fair	55%	100%	100%	1,042
Canopy	2015	800	B 100	11,671	Avg.	92%	100%	100%	10,737
1,548 SFLA						Outbuilding Total			28,982

Accpt Land	58,600	**Accepted Bldg**	145,200	**Total**	203,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/05/2021
Sale Price	412,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1780P0082		
Reference 2	U-01-153/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	153,750

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,020 Sqft	Grade B 105	Base	139,949
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-3,826
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	10,288
Attic	Full Finished			Attic	18,475
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1876	1980	GOOD	GOOD	Above Average	Typical	172,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	129,444

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1876	406	B 105	38,460	Avg+	75%	100%	100%	28,845
1 & 1/2 STORY FR	1876	456	B 105	54,421	Avg+	75%	100%	100%	40,816
1/2S AD/GAR.....	1876	264	B 105	20,666	Avg+	75%	100%	100%	15,500
Encl Frame Porch	1876	91	B 105	5,030	Avg+	75%	100%	100%	3,772
THREE STORY FR	1876	64	B 105	13,578	Avg+	75%	100%	100%	10,184
Frame Bay Window	1876	21	B 105	1,990	Avg+	75%	100%	100%	1,492
Frame Shed	1999	240	C 100	1,836	Avg.	88%	100%	100%	1,616
2,323 SFLA							Outbuilding Total		102,225

Accpt Land	153,800	**Accepted Bldg**	231,700	**Total**	385,500

Map/Lot: R07-073-003
Account: 1006 Card: 1 of 1 Location: 430 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/09/2022
Sale Price	389,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4735P0010		
Reference 2	R-07-073/03 2078826037		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		41,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	936 Sqft	Grade C 105	Base	192,690
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	195,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	162,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	702	C 105	25,415	Avg.	83%	100%	100%	21,094
Wood Deck	1985	192	C 100	2,635	Avg.	81%	100%	100%	2,134
1,872 SFLA						Outbuilding Total			23,228

Accpt Land	41,500	**Accepted Bldg**	185,600	**Total**	227,100

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/14/2009
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4233P0181		
Reference 2	U-23-014/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.76	Acres-HS Size Adj	3,750.00	2,850	100%		2,850
Total Acres 0.76				Land Total		40,350

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	116,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	81,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	120	D 100	1,478	Fair	55%	100%	100%	813
960 SFLA						Outbuilding Total			813

Accpt Land	40,400	**Accepted Bldg**	82,500	**Total**	122,900

Map/Lot: U04-023
Account: 1459 Card: 1 of 1 Location: 65 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/25/2023
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2993P0022 B4009P0103 B4009P0105
Reference 2	U-04-023/00 0000000000
Tran/Land/Bldg	1 1 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.36	Acres-Commercial Size Adj	4,750.00	1,710	100%		1,710
Total Acres 0.36					Land Total	49,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1972	1424	D 100	183,268	Avg-	66%	100%	100%	120,957
PAVING.....	1972	7000	D 100	12,762	Avg-	66%	50%	100%	4,212
RESTAURANT	2017	240	D 100	30,887	Avg.	92%	100%	100%	28,416
Patio	2017	480	D 100	4,109	Avg.	92%	100%	100%	3,780
Frame Shed	2017	48	D 100	316	Avg.	92%	100%	100%	291
								Outbuilding Total	157,656

Accpt Land	49,400	**Accepted Bldg**	157,700	**Total**	207,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	01/01/1993
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1797P0135B4072P0274 B4550P0309		
Reference 2	R-03-077/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%	Access	25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
3.00	R 20+-Rear 20+	625.00	1,875	100%		1,875
Total Acres 23.00				Land Total		39,375

Accpt Land	39,400	**Accepted Bldg**	0	**Total**	39,400

Map/Lot: U18-005-12B
Account: 2122 Card: 1 of 1 Location: 14 SUKIE LANE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2278P302 B3829P0234
Reference 2	U-18-005/12B
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.11	Acres-Rear Land 1-10	2,500.00	2,775	100%		2,775
Total Acres 2.11				Land Total		68,775

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,294 Sqft	Grade B 100	Base	240,371
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	240,371

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	80%	100%	171,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2001	1008	C 100	68,475	Avg.	89%	90%	100%	54,849
Wood Deck	2001	56	C 100	901	Avg.	89%	100%	100%	802
2,264 SFLA						Outbuilding Total			55,651

Accpt Land	68,800	Accepted Bldg	226,800	Total	295,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2248P0215
Reference 2	U-18-005/12C
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	150%		61,875
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.98	Acres-Rear Land 1-10	2,500.00	2,450	100%		2,450
Total Acres 1.98				Land Total		68,450

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,178 Sqft	Grade B 100	Base	218,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,034
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	205,688

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	183,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	100	C 100	7,845	Avg.	88%	100%	100%	6,904
1.25 ST GARAGE..	1999	576	C 100	31,914	Avg.	88%	100%	100%	28,084
Frame Shed	1999	84	C 100	642	Avg.	88%	100%	100%	565
AB.GR. POOL.....	1999	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Patio	2004	510	C 100	5,065	Avg.	91%	100%	100%	4,609
GARAGE METAL	2012	840	D 100	20,517	Avg.	92%	100%	100%	18,876
GARAGE METAL	2013	336	D 100	10,051	Fair	72%	100%	100%	7,237
Patio	80	0	B 100	215	Avg.	89%	100%	100%	191
Field Price	240			- - - - S O U N D V A L U E - - - -					10,000
SLAB.....	2022	1200	C 100	3,750	Avg.	92%	100%	100%	3,450
2,162 SFLA						Outbuilding Total			81,154

Accpt Land 68,500 **Accepted Bldg** 264,200 **Total** 332,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R-03-064/03 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1970	12X66	D 100	69,534	Poor	20%	50%	100%	6,953
MH ST ADDITION..	1970	792	D 100	31,501	Fair	52%	50%	100%	8,190
Open Frame Porch	1970	50	D 100	1,335	Fair	52%	100%	100%	694
Frame Shed	1970	128	C 100	979	Avg-	65%	100%	100%	636
Frame Shed	1970	64	C 100	490	Avg-	65%	100%	100%	318
792 SFLA							Outbuilding Total		16,791

Accpt Land	0	**Accepted Bldg**	16,800	**Total**	16,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0630P0409
Reference 2	R-03-063/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.01	Acres-Rear Land 1-10	2,500.00	2,525	100%		2,525
Total Acres 2.01					Land Total	52,025

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	874 Sqft	Grade B 100	Base	165,599
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Minimal			Insulation	-3,123
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	174,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	113,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	360	C 100	33,340	Avg.	65%	100%	100%	21,671
Encl Frame Porch	1900	154	C 100	6,736	Avg.	65%	100%	100%	4,378
Wood Deck	1979	521	C 100	6,830	Fair	57%	100%	100%	3,893
1 ST BARN.....	1850	1116	D 100	30,005	Avg-	57%	100%	100%	17,103
1.50 ST GARAGE..	1980	1936	C 100	135,282	Avg.	79%	100%	100%	106,873
Frame Garage	1970	640	D 100	19,298	Fair	52%	100%	100%	10,035
Frame Garage	1980	616	C 100	21,756	Avg-	70%	100%	100%	15,229
Swimming Pool	1980	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Unfinished Attic	1900	360	C 100	1,962	Avg.	65%	100%	100%	1,275
Frame Shed	1900	624	D 100	4,105	Avg.	65%	100%	100%	2,668
1,890 SFLA							Outbuilding Total		190,277

Accpt Land	52,000	Accepted Bldg	303,800	Total	355,800

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0880P0033
Reference 2	R-03-064/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1960	1536	C 100	154,171	Avg-	61%	100%	100%	94,044
BSMT UNFINISHED.	1960	1536	C 100	18,447	Avg.	69%	75%	100%	9,546
						Outbuilding Total			103,590

Accpt Land	49,500	**Accepted Bldg**	103,600	**Total**	153,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B1775P0044
Reference 2	R-03-079/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%	Access	25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
26.00	R 20+-Rear 20+	625.00	16,250	100%		16,250
15.00	Acres-Wasteland	75.00	1,125	100%		1,125
Total Acres 61.00					Land Total	54,875

Accpt Land 54,900 **Accepted Bldg** 0 **Total** 54,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/05/2003
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3120P0202 (08/03)		
Reference 2	R-03-069/B0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
2.31	Acres-Rear Land 11-20	1,250.00	2,888	100%		2,888
Total Acres 13.31				Land Total		77,388

Accpt Land	77,400	**Accepted Bldg**	0	**Total**	77,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Private
Reference 1	B1650P0041
Reference 2	R-03-079/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05				Land Total		49,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 95	Base	188,105
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-4	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	188,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	86%	80%	95%	122,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1991	96	D 100	632	Poor	50%	100%	95%	300
1,680 SFLA							Outbuilding Total		300

Accpt Land	49,600	Accepted Bldg	123,200	Total	172,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/09/2010
Sale Price	270,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4295P0133		
Reference 2	U-02-018/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.31	Acres-Rear Land 1-10	2,500.00	775	100%		775
Total Acres 1.31				Land Total		117,650

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	660 Sqft	Grade B 95	Base	118,800
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,308
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1887	1986	GOOD	TYPICAL	Very Good	Typical	123,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	105,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1995	528	B 95	53,424	V.G.	85%	100%	100%	45,410
Frame Bay Window	1995	16	B 95	1,371	V.G.	85%	100%	100%	1,165
Wood Deck	1995	121	C 100	1,730	Avg.	86%	100%	100%	1,488
3/4S AD/GAR.....	1986	676	C 100	47,310	Avg.	82%	100%	100%	38,794
1.50 ST SHED....	1995	484	C 100	4,235	Avg.	86%	100%	100%	3,642
Wood Deck	1986	32	C 100	595	Avg.	82%	100%	100%	488
Frame Shed	1995	96	B 95	802	V.G.	85%	100%	100%	682
1 & 3/4 STORY FR	1986	208	B 95	25,844	V.G.	85%	100%	100%	21,967
2,063 SFLA						Outbuilding Total			113,636

Accpt Land	117,700	**Accepted Bldg**	218,700	**Total**	336,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/24/2021
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2968P0303 12/02		
Reference 2	R-02-037/J0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.04	Acres-Rear Land 1-10	2,500.00	2,600	100%		2,600
Total Acres 2.04					Land Total	52,100

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	Base	177,882
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	182,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	155,156

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	140	B 95	14,166	Avg.	85%	100%	100%	12,041
1.50 ST GARAGE..	1990	576	B 95	47,206	Avg.	85%	100%	100%	40,125
Frame Shed	1990	100	B 95	836	Avg.	85%	100%	100%	711
Wood Deck	1990	100	B 95	1,599	Avg.	85%	100%	100%	1,359
1,904 SFLA							Outbuilding Total		54,236

Accpt Land	52,100	**Accepted Bldg**	209,400	**Total**	261,500

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	09/08/2009
Sale Price	62,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4222P0252		
Reference 2	U-13-031/A0 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.42	Acres-Rear Land 1-10	2,500.00	1,050	100%		1,050
Total Acres 1.42					Land Total	61,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	794 Sqft	Grade B 95	Base	136,020
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	136,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	108,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	160	C 100	2,228	Avg.	78%	100%	100%	1,738
Wood Deck	2011	240	C 100	3,248	Avg.	92%	100%	100%	2,988
1,191 SFLA							Outbuilding Total		4,726

Accpt Land	61,100	**Accepted Bldg**	113,500	**Total**	174,600

Map/Lot: U01-136
Account: 1274 Card: 1 of 1 Location: 15 SUMMER STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/26/2022
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3974P0214 B4564P0308		
Reference 2	U-01-136/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.22	Acres-HS Size Adj	13,750.00	3,025	100%		3,025
Total Acres 0.22				Land Total		140,525

Dwelling Description

				Replacement Cost New	
Other	One & 3/4 Story	1,540 Sqft	Grade C 100	Base	223,879
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	24	HEARTH			
Bedrooms	9	Add Fixtures	5		
Baths	6	Half Baths	0	Plumbing	35,500
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	259,379

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	96%	100%	161,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	1650	D 100	111,320	Avg.	79%	77%	100%	67,716
Wood Deck	1980	1650	C 100	21,225	Avg.	79%	68%	100%	11,402
Wood Deck	1980	128	C 100	1,820	Avg.	79%	100%	100%	1,438
Wood Deck	1980	128	C 100	1,820	Avg.	79%	100%	100%	1,438
4,345 SFLA						Outbuilding Total			81,994

Accpt Land	140,500	**Accepted Bldg**	243,800	**Total**	384,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1203P0227
Reference 2	U-13-009/00 0000000000
Tran/Land/Bldg	6 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.48	Acres-HS Size Adj	3,750.00	1,800	100%		1,800
Total Acres 0.48				Land Total		39,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1974	14X60	C 100	100,080	Avg.	50%	50%	100%	25,020
ONE STORY FRAME	1974	560	D 100	37,782	Avg-	67%	100%	100%	25,314
Frame Garage	1974	308	C 100	12,985	Fair	54%	100%	100%	7,012
Open Frame Porch	1974	24	D 100	769	Avg-	67%	100%	100%	515
Wood Deck	2012	48	C 100	800	Avg.	92%	100%	100%	736
1,400 SFLA						Outbuilding Total			58,597

Accpt Land 39,300 **Accepted Bldg** 58,600 **Total** 97,900

Map/Lot: R06-001
Account: 803 Card: 1 of 1 Location: 271 FEDERAL STREET

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	SteepAbove Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/12/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0788P0044		
Reference 2	R-06-001/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	100%		187,500
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
8.00	Acres-Waterfront Rear	16,250.00	130,000	100%		130,000
Total Acres 9.00				Land Total		336,250

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	1,248 Sqft	Grade B 95	Base	242,258
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1740	0	TYPICAL	TYPICAL	Average	Typical	254,671

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	75%	100%	124,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1740	160	B 95	7,626	Avg.	65%	75%	100%	3,718
Frame Shed	1960			- - - - S O U N D V A L U E - - - -					100
1.25 ST SHED....	1960	240	D 100	1,678	Avg-	61%	100%	100%	1,024
2,184 SFLA						Outbuilding Total			4,842

Accpt Land	336,300	**Accepted Bldg**	129,000	**Total**	465,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2588P0115 08/00
Reference 2	R-02-036/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.00	R 20+-Rear 20+	625.00	10,625	100%		10,625
Total Acres 38.00					Land Total	97,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	630 Sqft	Grade C 95	Base	96,675
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,110
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,063
Insulation	Minimal			Insulation	-1,858
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	0	TYPICAL	TYPICAL	Fair	Typical	95,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	40,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST SHED....	1900	480	D 100	3,612	Avg-	57%	100%	100%	2,059
1 ST BARN.....	1900	1090	C 100	34,160	Fair	42%	60%	100%	8,608
1 ST BARN.....	1900	812	C 100	26,362	Fair	42%	60%	100%	6,643
1.75 ST BARN....	1900	1798	C 100	105,489	Fair	42%	60%	100%	26,583
Encl Frame Porch	2003	195	C 100	8,409	Avg.	90%	100%	100%	7,568
1,102 SFLA							Outbuilding Total		51,461

Accpt Land 97,600 **Accepted Bldg** 91,700 **Total** 189,300

Map/Lot: R02-036
Account: 247 Card: 2 of 2 Location: 170 DICKINSON ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2588P0115 08/00
Reference 2	R-02-036/00 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Dwelling Description

Double Wide	One Story	1,350 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	97,001
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,061
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Inadeq.	83,148

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	99%	100%	74,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2003	195	D 100	7,231	Avg.	90%	100%	100%	6,508
1,350 SFLA						Outbuilding Total			6,508

Accpt Land	0	**Accepted Bldg**	80,600	**Total**	80,600

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	97,600	91,700	189,300	97,600	91,700	189,300
2	0	80,600	80,600	0	80,600	80,600
TOTAL	97,600	172,300	269,900	97,600	172,300	269,900

Map/Lot: R05-076
Account: 694 Card: 1 of 1 Location: ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/12/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0954P0172		
Reference 2	R-05-076/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
13.00	Acres-Rear Land 11-20	1,250.00	16,250	100%		16,250
12.00	R 20+-Rear 20+	625.00	7,500	100%		7,500
Total Acres 36.00				Land Total		96,875

Accpt Land	96,900	**Accepted Bldg**	0	**Total**	96,900

Map/Lot: R06-002
Account: 804 Card: 1 of 1 Location: 243 FEDERAL STREET

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/12/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0954P0172		
Reference 2	R-06-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	100%		187,500
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
6.00	Acres-Waterfront Rear	16,250.00	97,500	100%		97,500
Total Acres 7.00				Land Total		303,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	192	C 100	2,635	Avg-	74%	100%	100%	1,950
14' Mobile Home	1986	14X56	D 100	71,019	Fair	30%	50%	100%	10,653
784 SFLA						Outbuilding Total			12,603

Accpt Land	303,800	**Accepted Bldg**	12,600	**Total**	316,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/01/1995
Sale Price	122,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0683P0267		
Reference 2	U-03-005/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 1.49				Land Total		152,475

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	177,347
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-334
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	OLD TYPE	TYPICAL	Above Average	Typical	177,013

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	132,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1880	6	B 100	505	Avg+	75%	100%	100%	379
Open Frame Porch	1880	85	B 100	2,802	Avg+	75%	100%	100%	2,102
Frame Shed	1880	204	B 100	1,794	Avg+	75%	100%	100%	1,346
2 STORY GARAGE	1880	570	B 100	37,330	Avg+	75%	100%	100%	27,998
Frame Shed	1880	169	B 100	1,486	Avg+	75%	100%	100%	1,114
Wood Deck	1880	32	B 100	684	Avg+	75%	100%	100%	513
Frame Shed	2010	192	C 100	1,469	Avg.	92%	100%	100%	1,351
1,638 SFLA						Outbuilding Total			34,803

Accpt Land	152,500	**Accepted Bldg**	167,600	**Total**	320,100

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/25/2023
Sale Price	195,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4492P0063		
Reference 2	U-01-011/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	850	B 100	146,829	Avg.	65%	100%	100%	95,439
Wood Deck	1999	84	C 100	1,259	Avg.	88%	100%	100%	1,108
						Outbuilding Total			96,547

Accpt Land	0	**Accepted Bldg**	96,500	**Total**	96,500

Map/Lot: R03-085-C
Account: 2284 Card: 1 of 1 Location: 180 FOWLE HILL ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/04/2021
Sale Price	107,592
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2929P0167 B4363P0099		
Reference 2			
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
2.62	Acres-Commercial Prime	52,500.00	137,550	100%		137,550
Total Acres 3.62					Land Total	189,988

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
DRYING SHED.....	1960	3540	D 90	23,235	Fair	46%	50%	100%	5,344
MAN STEEL.....	1960	14150	D 90	314,924	Fair	46%	50%	100%	72,432
WAREHOUSE WD....	1960	3900	D 90	140,532	Fair	46%	50%	100%	32,322
								Outbuilding Total	110,098

Accpt Land	190,000	**Accepted Bldg**	110,100	**Total**	300,100

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	SteepAbove Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/28/2021
Sale Price	269,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3353P0302 (09/04)		
Reference 2	R-06-007/B0 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	87,500.00	87,500	75%	Topography	65,625
1.00	Acres-Influence W Size Adj	8,750.00	8,750	100%		8,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	76,875

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	212,210
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	170 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	14,612
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	239,060

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	219,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	96	B 100	10,225	Avg.	92%	100%	100%	9,407
Open Frame Porch	2006	32	B 100	1,261	Avg.	92%	100%	100%	1,160
Wood Deck	2006	421	C 100	5,555	Avg.	92%	100%	100%	5,111
Wood Deck	2006	56	C 100	901	Avg.	92%	100%	100%	829
Frame Shed	2007	128	C 100	979	Avg.	92%	90%	100%	811
2 Story/BASEMENT	2006	160	B 100	26,132	Avg.	92%	100%	100%	24,041
2,376 SFLA							Outbuilding Total		41,359

Accpt Land	76,900	**Accepted Bldg**	261,300	**Total**	338,200

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/21/2015
Sale Price	41,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4279P142		
Reference 2	R-05-034/00 0000000000		
Tran/Land/Bldg	4 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 1.33				Land Total		39,325

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,000 Sqft	Grade E 100	Base	61,826
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,612
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,313
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Below Average	Typical	56,901

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	81%	100%	95%	43,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	128	D 100	1,565	Avg-	82%	100%	95%	1,219
Frame Shed	2012	192	C 100	1,469	Avg.	92%	100%	95%	1,283
1,000 SFLA						Outbuilding Total			2,502

Accpt Land	39,300	Accepted Bldg	46,300	Total	85,600

Name: TALBERT, THEODORE J
BUCZKOWSKI, TIMOTHY G
Account: 1910 Card: 1 of 1
Map/Lot: U23-015
Location: 302 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	04/07/2017
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3752P0286
Reference 2	U-23-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.46	Acres-HS Size Adj	3,750.00	1,725	100%		1,725
Total Acres 0.46				Land Total		39,225

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 105	Base	124,558
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	124,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	93,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1940	120	C 105	964	Avg.	65%	100%	100%	627
1,260 SFLA						Outbuilding Total			627

Accpt Land	39,200	**Accepted Bldg**	94,000	**Total**	133,200

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/13/2019
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2337P0050		
Reference 2	U-02-080/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.54	Acres-HS Size Adj	13,750.00	7,425	100%		7,425
Total Acres 0.54				Land Total		144,925

Dwelling Description **Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade B 95	Base	130,856
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	TYPICAL	TYPICAL	Good	Typical	142,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	113,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1925	234	B 95	20,056	Good	80%	100%	100%	16,045
Encl Frame Porch	1925	54	B 95	2,901	Good	80%	100%	100%	2,321
Wood Deck	1999	184	B 100	2,914	Avg+	94%	100%	100%	2,739
Frame Garage	1940	500	C 100	18,452	Avg.	65%	100%	100%	11,994
Frame Shed	1950	171	C 100	1,309	Avg.	65%	100%	100%	851
Wood Deck	1999	72	B 100	1,271	Avg+	94%	100%	100%	1,195
1 Story/BASEMENT	1999	308	B 100	32,804	Avg+	94%	100%	100%	30,836
1,886 SFLA						Outbuilding Total			65,981

Accpt Land	144,900	**Accepted Bldg**	180,000	**Total**	324,900

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	02/12/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4158P0173 B4158P0178		
Reference 2	R-01-048		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 0.30				Land Total		750

Accpt Land	800	**Accepted Bldg**	0	**Total**	800

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	02/12/2021
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2438P0309 B4158P0182		
Reference 2	R-01-049		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	R 20+-Rear 20+	625.00	625	100%		625
Total Acres 1.00				Land Total		625

Accpt Land	600	**Accepted Bldg**	0	**Total**	600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved
Reference 1	B3413P0140 (12/04)
Reference 2	U-02-065/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28				Land Total		141,350

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade B 95	Base	119,172
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,072
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,396
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-233
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Obsolete	Obsolete	Poor	Typical	121,133

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	25%	95%	100%	28,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1840	196	B 95	16,799	Poor	25%	95%	100%	3,990
Unfinished Attic	1840	364	B 95	2,168	Poor	25%	95%	100%	515
1,396 SFLA						Outbuilding Total			4,505

Accpt Land	141,400	Accepted Bldg	33,300	Total	174,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/31/2020
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1067P0189 B3941P0143
Reference 2	U-10-016/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.53	Acres-HS Size Adj	4,125.00	2,186	100%		2,186
Total Acres 0.53				Land Total		43,436

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	480 Sqft	Grade C 105	Base	81,410
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,305
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	77,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	50,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1940	168	C 105	16,336	Avg.	65%	100%	100%	10,618
1 Story/BASEMENT	1940	240	C 105	23,339	Avg.	65%	100%	100%	15,170
Encl Frame Porch	1940	176	C 105	8,015	Avg.	65%	100%	100%	5,210
Frame Shed	1960	96	C 100	735	Avg.	69%	100%	100%	507
Wood Deck	1940	180	C 105	2,606	Avg.	65%	100%	100%	1,694
Encl Frame Porch	1940	112	C 105	5,272	Avg.	65%	100%	100%	3,427
AB.GR. POOL.....	2013	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,248 SFLA						Outbuilding Total			37,864

Accpt Land	43,400	**Accepted Bldg**	88,000	**Total**	131,400

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/30/2020
Sale Price	14,736
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	W-31		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1987	14X72	D 100	86,643	Avg.	52%	50%	100%	22,486
Wood Deck	2017	128	C 100	1,820	Avg.	92%	100%	100%	1,674
Frame Shed	2019	120	D 100	789	Avg.	92%	100%	100%	726
Wood Deck	2017	100	C 100	1,462	Avg.	92%	100%	100%	1,345
Frame Shed	2010	80	D 100	526	Avg.	92%	100%	100%	484
1,008 SFLA						Outbuilding Total			26,715

Accpt Land	0	**Accepted Bldg**	26,700	**Total**	26,700

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/15/2018
Sale Price	174,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0636P0384		
Reference 2	R-06-044/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.74	Acres-Rear Land 11-20	1,250.00	5,925	100%		5,925
Total Acres 15.74				Land Total		72,175

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,350 Sqft	Grade C 105	Base	165,803
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Below Average	Typical	177,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	118,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME 2,070 SFLA	1968	720	C 100	56,484	Avg-	64%	80%	100%	28,920
						Outbuilding Total			28,920

Accpt Land	72,200	**Accepted Bldg**	147,600	**Total**	219,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	01/10/2022
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4746P0221
Reference 2	U-07-004/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.39	Acres-Rear Land 1-10	2,500.00	975	100%		975
Total Acres 1.39					Land Total	50,475

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	952 Sqft	Grade C 105	Base	161,464
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	172,638

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	129,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	412	C 105	5,712	Avg.	75%	100%	100%	4,284
1.50 ST GARAGE..	1985	768	C 100	56,209	Avg.	81%	100%	100%	45,529
Frame Shed	1970	60	D 100	395	Fair	52%	100%	100%	205
1,666 SFLA						Outbuilding Total			50,018

Accpt Land	50,500	**Accepted Bldg**	179,500	**Total**	230,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1994
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2012P0012 B4066P0170		
Reference 2	R-03-055/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,248 Sqft	Grade C 105	Base	153,276
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,445
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	2001	TYPICAL	TYPICAL	Average	Typical	135,831

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	118,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1983	88	D 100	1,126	Avg-	71%	100%	100%	799
Frame Shed	1996	96	C 100	735	Avg.	87%	100%	100%	639
Wood Deck	1999	280	C 100	3,758	Avg.	88%	100%	100%	3,307
AB.GR. POOL.....	1999	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	2001	176	C 100	2,431	Avg.	89%	100%	100%	2,164
ONE STORY FRAME	2001	416	C 100	32,635	Avg.	89%	100%	100%	29,045
Open Frame Porch	2019	208	C 100	5,551	Avg.	92%	100%	100%	5,107
Frame Garage	2019	420	D 100	13,910	Avg.	92%	100%	100%	12,797
1,664 SFLA						Outbuilding Total			55,096

Accpt Land	49,500	Accepted Bldg	173,300	Total	222,800

Map/Lot: R02-020
Account: 224 Card: 1 of 1 Location: 393 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/29/2010
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4346P0034		
Reference 2	R-02-020/00		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	49,575

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	112,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2010	TYPICAL	TYPICAL	Average	Typical	112,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,709

Accpt Land	49,600	Accepted Bldg	88,700	Total	138,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	100%		343,750
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
10.00	Acres-Waterfront Rear	16,250.00	162,500	100%		162,500
6.22	Acres-Waterfront Rear	16,250.00	101,075	100%		101,075
Total Acres 17.22					Land Total	641,700

Accpt Land	641,700	**Accepted Bldg**	0	**Total**	641,700

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/08/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4077P0140		
Reference 2	R-05-119/B0 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	30%	Access	103,125
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	30%	Access	10,313
10.00	Acres-Waterfront Rear	16,250.00	162,500	30%	Access	48,750
10.00	Acres-Waterfront Rear	16,250.00	162,500	30%	Access	48,750
6.00	Acres-Waterfront Rear	16,250.00	97,500	30%	Access	29,250
Total Acres 27.00					Land Total	240,188

Accpt Land	240,200	**Accepted Bldg**	0	**Total**	240,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	D-003
Tran/Land/Bldg	9 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1993	14X77	D 100	91,526	Avg-	54%	50%	100%	24,483
Frame Shed	2004	48	E 100	272	Fair	70%	100%	100%	190
1,078 SFLA							Outbuilding Total		24,673

Accpt Land 0 **Accepted Bldg** 24,700 **Total** 24,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/04/2022
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
Total Acres 1.00				Land Total		45,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 100	Base	172,178
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	176,438

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	162,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2016	676	C 100	23,464	Avg.	92%	100%	100%	21,587
Wood Deck	2016	158	C 100	2,202	Avg.	92%	100%	100%	2,026
1.25 ST GARAGE..	2020	576	C 100	31,914	Avg.	92%	100%	100%	29,361
Wood Deck	2023	72	D 100	950	Avg.	92%	100%	100%	874
1,680 SFLA						Outbuilding Total			53,848

Accpt Land	45,400	Accepted Bldg	216,200	Total	261,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/23/2012
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4584P0219
Reference 2	R-06-024/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.09	Acres-Rear Land 1-10	2,500.00	225	100%		225
Total Acres 1.09					Land Total	49,725

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,440 Sqft	Grade C 105	Base	176,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	181,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	166,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2013	748	C 105	26,790	Avg.	92%	100%	100%	24,647
Open Frame Porch	2013	108	C 105	3,171	Avg.	92%	100%	100%	2,917
Wood Deck	2013	192	C 105	2,768	Avg.	92%	100%	100%	2,547
Frame Shed	2013	160	C 105	1,285	Avg.	92%	100%	100%	1,182
BSMT ENTRY.....	2013	30	C 105	482	Avg.	92%	100%	100%	443
Frame Shed	2020	96	C 100	735	Avg.	92%	100%	100%	676
1,440 SFLA							Outbuilding Total		32,412

Accpt Land	49,700	**Accepted Bldg**	199,200	**Total**	248,900

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1917P0034
Reference 2	R-01-044/G0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.00	Acres-Rear Land 11-20	1,250.00	11,250	100%		11,250
Total Acres 20.00				Land Total		85,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	896 Sqft	Grade B 100	Base	120,525
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	120,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	110,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1996	140	E 100	792	Poor	53%	100%	100%	420
896 SFLA						Outbuilding Total			420

Accpt Land	85,800	Accepted Bldg	111,300	Total	197,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/18/2022
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1728P0357		
Reference 2	R-02-043/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 105	Base	123,800
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	123,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	106,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	224	C 105	18,451	Avg.	86%	100%	100%	15,868
Open Frame Porch	1992	112	C 105	3,278	Avg.	86%	100%	100%	2,819
Wood Deck	1992	488	C 105	6,730	Avg.	86%	100%	100%	5,788
Frame Shed	1992	96	C 100	735	Avg.	85%	100%	100%	625
Frame Shed	1998	96	D 100	632	Fair	67%	100%	100%	423
1,232 SFLA							Outbuilding Total		25,523

Accpt Land	50,800	Accepted Bldg	132,000	Total	182,800

Map/Lot: R04-002-004
Account: 2174 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #4

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/10/2024
Sale Price	30,028
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	MOBILE HOME ONLY	BILL OF SALE	
Reference 2	M-004 SER. AP99-0540		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 1,008 SFLA	1999	14X72	D 100	86,643	Avg-	67%	50%	100%	29,025
						Outbuilding Total			29,025

Accpt Land	0	**Accepted Bldg**	29,000	**Total**	29,000

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1363P0069
Reference 2	R-02-017/D0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
5.69	Acres-Rear Land 11-20	1,250.00	7,113	100%		7,113
Total Acres 16.69					Land Total	81,613

Dwelling Description — **Replacement Cost New**

Ranch	One Story	2,462 Sqft	Grade B 100	Base	331,174
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	TYPICAL	Above Average	Typical	344,238

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	333,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2009	160	C 105	1,285	Avg.	92%	100%	100%	1,182
Open Frame Porch	2011	108	B 100	3,472	Avg.	92%	100%	100%	3,194
Frame Garage	2011	780	B 100	30,390	Avg.	92%	100%	100%	27,959
Wood Deck	2012	544	B 100	8,192	Avg.	92%	100%	100%	7,537
Open Frame Porch	2012	160	B 100	4,986	Avg+	97%	100%	100%	4,836
ONE STORY FRAME	2016	240	D 100	16,191	Avg.	92%	100%	100%	14,896
WAREHOUSE WD....	2016	2000	C 100	93,110	Avg.	92%	100%	100%	85,661
2,702 SFLA							Outbuilding Total		145,265

Accpt Land	81,600	Accepted Bldg	479,200	Total	560,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/28/2023
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4824P0001		
Reference 2	R-02-038/B0 0000000000		
Tran/Land/Bldg	6 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		52,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1979	14X56	D 100	71,019	Avg-	40%	50%	100%	14,204
MH ST ADDITION..	1979	120	D 100	4,772	Avg-	69%	100%	100%	3,293
Encl Frame Porch	1979	96	D 100	3,758	Avg-	69%	100%	100%	2,593
Wood Deck	1979	48	D 100	688	Avg-	69%	100%	100%	475
Open Frame Porch	1979	176	D 100	4,078	Avg-	69%	100%	100%	2,814
Frame Garage	1979	660	D 100	19,788	Avg.	78%	100%	100%	15,435
Frame Shed	2010	120	C 100	918	Avg.	92%	100%	100%	845
Frame Shed	2010	120	C 100	918	Avg.	92%	100%	100%	845
Frame Shed	2010	96	C 100	735	Avg.	92%	100%	100%	676
784 SFLA						Outbuilding Total			41,180

Accpt Land	52,000	**Accepted Bldg**	41,200	**Total**	93,200

Map/Lot: U01-094
Account: 1232 Card: 1 of 1 Location: 35 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/29/2020
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2633P0277		
Reference 2	U-01-094/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	80%		181,300
0.18	Acres-Commercial Size Adj	11,875.00	2,138	100%		2,138
Total Acres 0.18				Land Total		183,438

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,440 Sqft	Grade B 100	Base	331,173
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,532
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,800
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Average	Typical	347,505

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	225,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	200	C 100	2,738	Avg.	92%	100%	100%	2,519
2,880 SFLA						Outbuilding Total			2,519

Accpt Land	183,400	**Accepted Bldg**	228,400	**Total**	411,800

Neighborhood	RURAL NORTHWEST
Tree Growth	2012
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	04/11/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3464P0161 B4632P0249		
Reference 2	R-04-033/00 0000000000		
Tran/Land/Bldg	6 8 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Hardwood	255.00	1,275	100%		1,275
Total Acres 5.00				Land Total		1,275

Accpt Land	1,300	**Accepted Bldg**	0	**Total**	1,300

Neighborhood	RURAL NORTHWEST
Tree Growth	2012
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	04/11/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3464P0161 B4632P0249		
Reference 2	R-04-030/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
47.00	Acres-Softwood	319.00	14,993	100%		14,993
67.00	Acres-Mixed Wood	393.00	26,331	100%		26,331
12.00	Acres-Hardwood	255.00	3,060	100%		3,060
7.00	Acres-Wasteland	75.00	525	100%		525
Total Acres 133.00				Land Total		44,909

Accpt Land	44,900	**Accepted Bldg**	0	**Total**	44,900

Map/Lot: R02-010-B
Account: 193 Card: 1 of 1 Location: LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/12/2023
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1613P0231		
Reference 2	R-02-010/B0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
16.00	R 20+-Rear 20+	625.00	10,000	100%		10,000
Total Acres 37.00				Land Total		97,000

Accpt Land	97,000	**Accepted Bldg**	0	**Total**	97,000

Map/Lot: U02-078
Account: 1388 Card: 1 of 1 Location: WARREN STREET

Neighborhood	VILLAGE
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/06/2005
Sale Price	132,000
Sale Type	
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B3428P0008 (01/05)
Reference 2	U-02-078/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Base Commercial	45,000.00	45,000	100%		0
0.00	Acres-Commercial Size Adj	4,500.00	4,500	100%		0
Total Acres 0.00				Land Total		0

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Map/Lot: U05-020-A
Account: 2664 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved
Reference 1	B2477P0165
Reference 2	U-05-020/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.14	Acres-Commercial Size Adj	4,750.00	665	100%		665
Total Acres 0.14				Land Total		48,353

Accpt Land 48,400 **Accepted Bldg** 0 **Total** 48,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	04/02/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2037P0026 B4509P0043		
Reference 2	R-07-075/7A 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
9.30	Acres-Rear Land 1-10	2,500.00	23,250	100%		23,250
Total Acres 10.30					Land Total	64,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,040 Sqft	Grade C 105	Base	214,100
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	2	Plumbing	13,419
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	227,519

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	191,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	48	C 105	840	Avg.	84%	100%	100%	706
Open Frame Porch	2001	480	C 105	13,058	Avg.	84%	100%	100%	10,969
Frame Shed	2002	120	C 105	964	Avg.	84%	100%	100%	810
Frame Shed	2003	240	B 100	2,111	Avg.	90%	100%	100%	1,900
Open Frame Porch	1987	48	C 105	1,576	Avg.	84%	100%	100%	1,324
1.25 ST GARAGE..	2010	728	C 105	41,184	Avg.	84%	100%	100%	34,595
ONE STORY FRAME	2017	150	C 105	12,356	Avg.	92%	100%	100%	11,368
TWO STORY FRAME	2018	150	C 105	20,139	Avg.	92%	100%	100%	18,528
ONE STORY FRAME	2015	75	C 105	6,178	Avg.	92%	100%	100%	5,684
2,605 SFLA							Outbuilding Total		85,884

Accpt Land	64,500	Accepted Bldg	277,000	Total	341,500

Map/Lot: U02-089
Account: 1400 Card: 1 of 1 Location: 7 DANFORTH STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/06/2012
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4543P0303		
Reference 2	U-02-089/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Size/Shape	68,750
0.10	Acres-HS Size Adj	13,750.00	1,375	100%		1,375
Total Acres 0.10					Land Total	70,125

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	468 Sqft	Grade C 105	Base	75,543
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-4,579
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2012	TYPICAL	TYPICAL	Average	Typical	70,964

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	46,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	286	C 105	27,811	Avg.	65%	100%	100%	18,077
Encl Frame Porch	1880	80	C 105	3,901	Avg.	65%	100%	100%	2,536
Frame Garage	1970	864	C 100	28,818	Avg.	74%	100%	100%	21,325
988 SFLA							Outbuilding Total		41,938

Accpt Land	70,100	**Accepted Bldg**	88,100	**Total**	158,200

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/20/2002
Sale Price	29,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2919P0051 09/02		
Reference 2	R-07-075/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.89	Acres-Rear Land 1-10	2,500.00	7,225	100%		7,225
Total Acres 3.89				Land Total		48,475

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	560 Sqft	Grade B 95	Base	98,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,226
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	93,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	84,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	104	C 100	2,919	Avg.	91%	100%	100%	2,656
Wood Deck	2004	240	C 100	3,248	Avg.	91%	100%	100%	2,956
Wood Deck	2004	120	C 100	1,718	Avg.	91%	100%	100%	1,563
1 Story/BASEMENT	2004	560	B 95	56,660	Avg.	90%	100%	100%	50,994
AB.GR. POOL.....	2004	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Frame Shed	2006	240	C 100	1,836	Avg.	92%	100%	100%	1,689
1.25 ST GARAGE..	2014	512	C 110	31,720	Avg.	92%	100%	100%	29,182
Frame Shed	2014	48	D 100	316	Avg.	92%	100%	100%	291
Canopy	2014	336	E 100	3,196	Avg.	92%	100%	100%	2,940
Canopy	2019	512	E 100	4,832	Avg.	92%	100%	100%	4,445
1,540 SFLA						Outbuilding Total			97,954

Accpt Land	48,500	**Accepted Bldg**	182,200	**Total**	230,700

Neighborhood	SOUTHWEST		
Zoning/Use	SHORE RES PROTEC		
Topography	Rolling		
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Sale Data

Sale Date	09/20/2002
Sale Price	29,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn 1S	2018	900	E 100	21,335	Avg.	92%	100%	100%	19,628
1,540 SFLA						Outbuilding Total			19,628

Accpt Land	0	**Accepted Bldg**	19,600	**Total**	19,600

Name: THIBOUTOT, HEIDI L J/T
THIBOUTOT, MICHAEL J

Map/Lot: R07-075-005

Account: 1019

Location:

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	48,500	182,200	230,700	48,500	182,200	230,700
2	0	19,600	19,600	0	19,600	19,600
TOTAL	48,500	201,800	250,300	48,500	201,800	250,300

Name: THOMAS M JOYCE JR, TRUSTEE OF THE
TRACY D JOYCE, TRUSTEE OF THE TRACY D

Map/Lot: R07-020-005-B

Account: 2259 Card: 1 of 2 Location: 83 CUSHMAN POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/29/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3704P0225		
Reference 2	R-7-020-005/B		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	95%	Topography	326,563
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.47	Acres-Waterfront Rear	16,250.00	7,638	100%		7,638
Total Acres 1.47					Land Total	368,576

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	744 Sqft	Grade B 105	Base	140,871
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1328 Sqft, Grade B	Basement Gar	None	Fin Bsmt	89,261
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,717
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	256,723

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	236,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	280	B 105	31,312	Avg.	92%	100%	100%	28,807
PIER.....	2005	102	C 100	1,081	Avg.	91%	50%	100%	492
1.25 ST GARAGE..	2006	644	B 105	42,484	Avg.	92%	100%	100%	39,085
Open Frame Porch	2006	32	B 105	1,324	Avg.	92%	100%	100%	1,218
Open Frame Porch	2006	10	B 105	652	Avg.	92%	100%	100%	600
1 Story/BASEMENT	2006	352	B 105	39,365	Avg.	92%	100%	100%	36,216
Wood Deck	2006	84	C 100	1,259	Avg.	92%	100%	100%	1,158
ONE STORY FRAME	2006	84	B 105	7,958	Avg.	92%	100%	100%	7,321
ONE STORY FRAME	2006	36	B 105	3,410	Avg.	92%	100%	100%	3,137
1 Story/BASEMENT	2006	130	B 105	14,539	Avg.	92%	100%	100%	13,376
1,998 SFLA							Outbuilding Total		131,410

Accpt Land 368,600 **Accepted Bldg** 367,600 **Total** 736,200

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/29/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3704P0225		
Reference 2	R-7-020-005/B		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Open Fr Porch	2006	300	B 100	14,774	B Gr	92%	100%	100%	13,592
FLOAT & RAMP....	2005	462	C 100	5,300	Avg.	91%	50%	100%	2,412
1,998 SFLA							Outbuilding Total		16,004

Accpt Land	0	**Accepted Bldg**	16,000	**Total**	16,000

Name: THOMAS M JOYCE JR, TRUSTEE OF THE
TRACY D JOYCE, TRUSTEE OF THE TRACY D

Map/Lot: R07-020-005-B

Account: 2259

Location: 83 CUSHMAN POINT ROAD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	368,600	367,600	736,200	368,600	367,600	736,200
2	0	16,000	16,000	0	16,000	16,000
TOTAL	368,600	383,600	752,200	368,600	383,600	752,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1411P0136
Reference 2	R-03-070/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	6 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.75	Acres-Rear Land 1-10	2,500.00	4,375	100%		4,375
Total Acres 2.75					Land Total	53,875

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	860 Sqft	Grade B 95	Base	115,131
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	834
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,254
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	109,711

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	76,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	200	B 95	17,141	Avg-	70%	100%	100%	11,999
Frame Garage	1976	180	B 95	10,205	Avg-	70%	100%	100%	7,143
Frame Shed	1976	120	C 100	918	Avg.	77%	100%	100%	707
1,060 SFLA							Outbuilding Total		19,849

Accpt Land	53,900	Accepted Bldg	96,600	Total	150,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/22/2017
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2299P0128		
Reference 2	R-02-17/C1		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.03	Acres-Rear Land 1-10	2,500.00	75	100%		75
Total Acres 1.03					Land Total	49,575

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	864 Sqft	Grade C 105	Base	101,061
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,636
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	100,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	88,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	140	C 105	2,071	Avg.	88%	100%	100%	1,822
Frame Shed	2005	80	C 100	612	Avg.	91%	100%	100%	557
864 SFLA						Outbuilding Total			2,379

Accpt Land	49,600	**Accepted Bldg**	90,500	**Total**	140,100

Neighborhood	RURAL WEST		
Zoning/Use	RESIDENTIAL		
Topography	Rolling		
Utilities			
Street			
Reference 1			
Reference 2			
Tran/Land/Bldg	0 1 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30				Land Total		50,250

Accpt Land	50,300	**Accepted Bldg**	0	**Total**	50,300

Map/Lot: R01-015-G
Account: 2065 Card: 1 of 1 Location: 23 SWEET FERN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Septic System
Street	Paved

Sale Data

Sale Date	06/30/2016
Sale Price	179,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4502P0009		
Reference 2	R-1-15-G		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10				Land Total		52,250

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base	135,480
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	139,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	128,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2012	200	C 100	2,738	Avg.	92%	100%	100%	2,519
1,296 SFLA						Outbuilding Total			2,519

Accpt Land	52,300	**Accepted Bldg**	131,100	**Total**	183,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/05/2024
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4724P0001		
Reference 2	U-19-8-B		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.47	Acres-Rear Land 1-10	2,500.00	1,175	100%		1,175
Total Acres 1.47				Land Total		46,550

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,350 Sqft	Grade C 100	Base	157,908
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	144,196

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	132,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2009	80	C 100	612	Avg.	92%	100%	100%	563
Frame Garage	2021	576	C 100	20,616	Avg.	92%	100%	100%	18,967
1,350 SFLA						Outbuilding Total			19,530

Accpt Land	46,600	**Accepted Bldg**	152,200	**Total**	198,800

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2358P0270
Reference 2	R-01-041/D0
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80					Land Total	54,000

Dwelling Description

				Replacement Cost New	
Colonial	One & 1/2 Story	1,218 Sqft	Grade B 100	Base	236,864
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,586
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	260,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	234,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	64	B 100	2,192	Avg.	90%	100%	100%	1,973
Frame Shed	2003	64	D 100	421	Fair	70%	100%	100%	295
Canopy	2003	72	E 100	742	Fair	70%	100%	100%	519
Frame Shed	2021	384	D 100	2,526	Avg.	92%	100%	100%	2,324
Wood Deck	2021	948	D 100	10,556	Avg.	92%	100%	100%	9,712
1,827 SFLA							Outbuilding Total		14,823

Accpt Land	54,000	Accepted Bldg	249,400	Total	303,400

Map/Lot: R05-108
Account: 741 Card: 1 of 1 Location: 238 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2021
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3852P0243		
Reference 2	R-05-108/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
5.00	Acres-Rear Land 1-10	2,500.00	12,500	100%		12,500
Total Acres 6.00				Land Total		57,188

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-18,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Obsolete	TYPICAL	Fair	Typical	112,119

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	51%	73%	100%	41,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	176	C 100	4,741	Fair	51%	73%	100%	1,765
Wood Deck	1960	24	C 100	494	Fair	51%	73%	100%	184
1,120 SFLA						Outbuilding Total			1,949

Accpt Land	57,200	**Accepted Bldg**	43,700	**Total**	100,900

Map/Lot: R05-108-A
Account: 2024 Card: 1 of 1 Location: 258 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/10/2006
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3645P0254 (03/06)		
Reference 2	R-5-108/A		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	80%	Topography	35,000
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
5.00	Acres-Rear Land 11-20	1,250.00	6,250	100%		6,250
Total Acres 16.00					Land Total	70,625

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	One & 1/2 Story	580 Sqft	Grade C 105	Base	93,622
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,107
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Above Average	Typical	89,988

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	87,288

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2010	195	C 105	26,180	Avg+	97%	100%	100%	25,395
1.50 ST SHED....	2010	240	C 105	2,205	Avg+	97%	100%	100%	2,139
ONE STORY FRAME	2021	475	C 105	39,128	Avg.	92%	100%	100%	35,998
Open Frame Porch	2021	125	C 105	3,622	Avg.	92%	100%	100%	3,332
Frame Garage	2021	384	C 105	15,908	Avg.	92%	100%	100%	14,635
1,735 SFLA						Outbuilding Total			81,499

Accpt Land	70,600	**Accepted Bldg**	168,800	**Total**	239,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/30/2021
Sale Price	247,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1749P0334		
Reference 2	R-05-116/C0 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00				Land Total		44,688

Dwelling Description | **Replacement Cost New**

Cape Cod	One & 1/2 Story	900 Sqft	Grade B 95	Base	154,179
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	158,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	136,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	2006	450	D 100	3,861	Avg-	82%	100%	100%	3,166
1,350 SFLA						Outbuilding Total			3,166

Accpt Land	44,700	**Accepted Bldg**	139,800	**Total**	184,500

Name: TOBIAS, MARK R
TOBIAS, LAUREN S
Map/Lot: R05-116-012
Account: 764 Card: 1 of 1 Location: 25 SHEEPSCOT SHORES ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/19/2019
Sale Price	550,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2115P0014		
Reference 2	R-05-116/12 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	343,750	343,750	50%	Neighborho	171,875
1.00	Acres-Shallow WF Size Adj	34,375.00	34,375	100%		34,375
Total Acres 1.00				Land Total		206,250

Dwelling Description

Cape Cod	One & 3/4 Story	1,176 Sqft	Grade B 105	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	233,961
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	954 Sqft, Grade B	Basement Gar	None	Fin Bsmt	64,122
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,717
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	319,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	287,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2001	784	B 105	65,440	Avg.	90%	100%	100%	58,896
Wood Deck	2001	756	B 105	11,865	Avg.	90%	100%	100%	10,679
2 Story/BASEMENT	2001	256	B 105	43,902	Avg.	90%	100%	100%	39,512
Wood Deck	2001	196	B 105	3,244	Avg.	90%	100%	100%	2,920
1SFr Overhang	2001	64	B 105	6,064	Avg.	90%	100%	100%	5,458
2,634 SFLA						Outbuilding Total			117,465

Accpt Land	206,300	**Accepted Bldg**	405,000	**Total**	611,300

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/23/2016
Sale Price	49,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0781P0296		
Reference 2	R-05-096/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		54,688

Accpt Land	54,700	**Accepted Bldg**	0	**Total**	54,700

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/02/2017
Sale Price	500,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2138P0195		
Reference 2	R-01-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		5,000
Total Acres 15.00				Land Total		79,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	884 Sqft	Grade B 100	Base	171,911
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-6,316
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	4			Fireplace	14,722
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2001	TYPICAL	TYPICAL	Above Average	Typical	191,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	143,811

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2001	190	A 100	23,579	Avg+	95%	100%	100%	22,400
2 Story/BASEMENT	2001	960	A 100	182,700	Avg+	95%	100%	100%	173,565
Frame Shed	1942	54	D 100	355	Fair	42%	100%	100%	149
1 Story/BASEMENT	2001	48	A 100	5,956	Avg+	95%	100%	100%	5,658
Wood Deck	2001	254	A 100	4,591	Avg+	95%	100%	100%	4,361
1.5 Story/BSMT	2001	432	A 100	65,414	Avg+	95%	100%	100%	62,143
Frame Garage	1942	392	B 100	17,684	Fair	42%	100%	100%	7,427
ONE STORY FRAME	2004	70	C 100	5,491	Avg+	96%	100%	100%	5,271
1.50 ST BARN....	2004	1296	A 100	83,616	Avg+	96%	100%	100%	80,271
Frame Shed	2013	192	A 100	1,968	Avg+	97%	100%	100%	1,909
4,202 SFLA						Outbuilding Total			363,154

Accpt Land	79,500	Accepted Bldg	507,000	Total	586,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/02/2017
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2138P0195		
Reference 2	R-01-042/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00				Land Total		67,000

Accpt Land	67,000	**Accepted Bldg**	0	**Total**	67,000

Map/Lot: R01-003
Account: 51 Card: 1 of 1 Location: RUMERILL ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/16/2016
Sale Price	32,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B0000P0000		
Reference 2	R-01-003/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		59,500

Accpt Land 59,500 **Accepted Bldg** 0 **Total** 59,500

Map/Lot: R07-075-C
Account: 1015 Card: 1 of 1 Location: GORHAM ROAD

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO S-SP
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/14/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2160P0273		
Reference 2	R-07-075/C0 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	90%	Topography	33,750
0.80	Acres-HS Size Adj	3,750.00	3,000	100%		3,000
Total Acres 0.80					Land Total	36,750

Accpt Land	36,800	**Accepted Bldg**	0	**Total**	36,800

Map/Lot: U01-082
Account: 1218 Card: 1 of 1 Location: 36 WATER STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/07/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1287P0184		
Reference 2	U-01-082/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.38	Acres-Influence W Size Adj	21,875.00	8,313	100%		8,313
Total Acres 0.38				Land Total		227,063

Accpt Land 227,100 **Accepted Bldg** 0 **Total** 227,100

Map/Lot: R07-075
Account: 2138 Card: 1 of 1 Location: GORHAM ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/14/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2636P0161		
Reference 2	R-07-075		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Rear Land 1-10	2,500.00	800	100%		800
Total Acres 0.32				Land Total		800

Accpt Land	800	**Accepted Bldg**	0	**Total**	800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/11/2022
Sale Price	39,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4399P0185		
Reference 2	R-06-042/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.90	Acres-Rear Land 1-10	2,500.00	4,750	100%		4,750
0.00	Acres-Rear Land 11-20	1,250.00	5,000	100%		0
Total Acres 2.90				Land Total		54,250

Accpt Land	54,300	**Accepted Bldg**	0	**Total**	54,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/06/2015
Sale Price	98,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4744P0002		
Reference 2	R-03-062/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	594 Sqft	Grade B 95	Base	104,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	107,926

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	70,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	320	B 95	27,425	Avg.	65%	100%	100%	17,826
Encl Frame Porch	1850	144	B 95	6,912	Avg.	65%	100%	100%	4,493
1 ST BARN.....	1850	1485	C 100	45,240	Fair	42%	100%	100%	19,001
Unfinished Attic	1850	320	B 95	1,905	Avg.	65%	100%	100%	1,238
Wood Deck	2001	96	C 100	1,411	Avg.	89%	100%	100%	1,256
1,360 SFLA							Outbuilding Total		43,814

Accpt Land	52,000	Accepted Bldg	114,000	Total	166,000

Map/Lot: R07-070-A3
Account: 2163 Card: 1 of 1 Location: 12 CHENEY DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Private

Sale Data

Sale Date	09/29/2009
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4207P0054		
Reference 2	R-07-070/A3		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02				Land Total		41,300

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,647 Sqft	Grade B 95	Base	210,468
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,892
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	220,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	198,013

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	288	C 100	3,860	Avg.	90%	100%	100%	3,474
Frame Shed	2005	204	D 100	1,341	Fair	71%	100%	100%	952
1,647 SFLA						Outbuilding Total			4,426

Accpt Land	41,300	Accepted Bldg	202,400	Total	243,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Dugwell/LakePublic Sewer
Street	Paved
Reference 1	B1605P0003
Reference 2	R-07-013/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.29	Acres-Rear Land 1-10	2,500.00	725	100%		725
Total Acres 1.29				Land Total		46,100

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,200 Sqft	Grade C 100	Base	133,679
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	47,542
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2002	TYPICAL	TYPICAL	Average	Typical	181,221

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	143,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1975	1120	C 100	58,074	Fair	55%	100%	100%	31,941
1SFr Overhang	1975	16	C 100	1,255	Avg-	67%	100%	100%	841
1.5 Story/BSMT	2002	786	C 100	88,818	Avg-	80%	70%	100%	49,738
1SFr Overhang	1975	16	C 100	1,255	Avg-	67%	100%	100%	841
Open Frame Porch	2009	214	C 100	5,704	Avg-	82%	70%	100%	3,274
2,411 SFLA						Outbuilding Total			86,635

Accpt Land	46,100	Accepted Bldg	229,800	Total	275,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/24/2019
Sale Price	171,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3433P0197 (01/05)		
Reference 2	R-03-054/05 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	832 Sqft	Grade B 95	Base	164,735
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	TYPICAL	Average	Typical	174,810

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	145,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1985	576	C 100	31,914	Avg.	81%	100%	100%	25,850
Encl Frame Porch	1985	144	C 100	6,328	Avg.	81%	100%	100%	5,126
Open Frame Porch	1985	48	C 100	1,501	Avg.	81%	100%	100%	1,216
Wood Deck	2006	314	C 100	4,191	Avg.	92%	100%	100%	3,856
1,456 SFLA							Outbuilding Total		36,048

Accpt Land	51,300	**Accepted Bldg**	181,100	**Total**	232,400

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/20/2016
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2011P0208		
Reference 2	U-02-031/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.84	Acres-Influence W Size Adj	21,875.00	18,375	100%		18,375
Total Acres 0.84				Land Total		237,125

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	648 Sqft	Grade C 100	Base	129,589
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	10	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	Floor & Stairs			Attic	1,380
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1854	0	Obsolete	Old Type	Below Average	Inadeq.	133,809

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	57%	72%	100%	54,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1854	176	C 100	13,808	Avg-	57%	72%	100%	5,667
1.75 Story/BSMT	1854	610	C 100	78,011	Avg-	57%	72%	100%	32,016
Open Frame Porch	1854	36	C 100	1,198	Avg-	57%	72%	100%	492
Open Frame Porch	1854	32	C 100	1,096	Avg-	57%	72%	100%	450
Frame Shed	1854	360	C 100	2,754	Avg-	57%	100%	100%	1,570
2.00 ST BARN....	1854	888	D 100	59,821	Avg-	57%	100%	100%	34,098
Wood Deck	1984	60	D 100	819	Avg.	81%	100%	100%	663
SOLAR PANELS	2022	315	C 100	15,750	Avg.	92%	100%	100%	14,490
2,540 SFLA						Outbuilding Total			89,446

Accpt Land	237,100	**Accepted Bldg**	144,400	**Total**	381,500

Name: TRYBUS, TUCKER J
TRYBUS, ABIGAIL L
Map/Lot: U05-023
Account: 1492 Card: 1 of 1 Location: 87 CHURCHILL STREET

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/02/2021
Sale Price	223,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3351P0109 (08/04)		
Reference 2	U-05-023/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08					Land Total	85,700

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	522 Sqft	Grade B 95	Base	87,670
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,922
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	OLD TYPE	TYPICAL	Average	Typical	98,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	64,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	351	B 95	30,082	Avg.	65%	100%	100%	19,553
Frame Garage	1972	576	D 100	17,730	Avg.	75%	100%	100%	13,298
Wood Deck	2009	112	C 100	1,615	Avg.	92%	100%	100%	1,486
1,134 SFLA							Outbuilding Total		34,337

Accpt Land	85,700	**Accepted Bldg**	98,400	**Total**	184,100

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	
Street	Private

Sale Data

Sale Date	10/18/2023
Sale Price	47,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.67	Acres-Rear Land 1-10	2,500.00	1,675	100%		1,675
Total Acres 1.67					Land Total	51,175

Accpt Land 51,200 **Accepted Bldg** 0 **Total** 51,200

Neighborhood	YOUNG'S POINT SHALLOW TIDAL
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/11/2020
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B3864P0010		
Reference 2	R-09-007/00 0000000000		
Tran/Land/Bldg	6 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	250,000	250,000	100%		250,000
1.00	Acres-Shallow WF Size Adj	25,000.00	25,000	100%		25,000
23.30	Acres-Waterfront Rear	16,250.00	378,625	100%		378,625
Total Acres 24.30				Land Total		653,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2001	140	B 100	1,232	Avg.	89%	100%	100%	1,096
						Outbuilding Total			1,096

Accpt Land	653,600	**Accepted Bldg**	1,100	**Total**	654,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	R-05-020-001
Reference 2	
Tran/Land/Bldg	0 1 16
FARM LAND	0 OPEN SPACE 0
Exemption(s)	16 0 0 Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWER.....	2011	180	C 100	185,500	Avg-	82%	100%	100%	152,110
							Outbuilding Total		152,110

Accpt Land	0	**Accepted Bldg**	152,100	**Total**	152,100

Map/Lot: U01-121
Account: 1259 Card: 1 of 1 Location: 140 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1137P0168
Reference 2	U-01-121/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	16 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.29	Acres-Commercial Size Adj	11,875.00	3,444	100%		3,444
Total Acres 0.29				Land Total		230,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CANOPY AV.....	0	276	C 100	5,406	Avg.	65%	100%	100%	3,514
STORE MASONRY...	1962	4262	C 100	450,372	Avg.	70%	100%	100%	315,260
PAVING.....	1962	3300	C 100	6,996	Avg-	62%	100%	100%	4,338
						Outbuilding Total			323,112

Accpt Land	230,100	**Accepted Bldg**	323,100	**Total**	553,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/31/2020
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3413P043 (12/04)		
Reference 2	R-01-007/D0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00					Land Total	57,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,090 Sqft	Grade B 100	Base	202,476
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	207,375

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	188,711

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	600	B 100	51,560	Avg.	91%	100%	100%	46,920
Open Frame Porch	2005	108	B 100	3,472	Avg.	91%	100%	100%	3,160
1 Story/BASEMENT	2005	320	B 100	34,081	Avg.	91%	100%	100%	31,014
Frame Shed	2005	192	B 100	1,689	Avg.	91%	100%	100%	1,537
Wood Deck	2008	176	C 100	2,431	Avg.	92%	100%	100%	2,237
Wood Deck	2008	84	C 100	1,259	Avg.	92%	100%	100%	1,158
2,228 SFLA							Outbuilding Total		86,026

Accpt Land	57,000	**Accepted Bldg**	274,700	**Total**	331,700

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/27/2017
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2855P0055 05/02		
Reference 2	R-05-116/08 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00					Land Total	75,157

Dwelling Description

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	177,882
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	182,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	164,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	24	B 95	539	Avg.	90%	100%	100%	485
Wood Deck	2017	192	B 95	2,879	Avg.	92%	100%	100%	2,649
Frame Garage	2021	336	D 100	11,852	Avg.	92%	100%	100%	10,904
Frame Shed	2021	120	C 100	918	Avg.	92%	100%	100%	845
Wood Deck	2021	60	E 100	705	Avg.	92%	100%	100%	649
1,764 SFLA						Outbuilding Total			15,532

Accpt Land	75,200	**Accepted Bldg**	179,800	**Total**	255,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0627P0217
Reference 2	U-10-021/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	2 50 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.52	Acres-HS Size Adj	4,125.00	2,145	100%		2,145
Total Acres 0.52					Land Total	43,395

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 105	Base	137,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Below Average	Typical	137,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	85,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1954	768	C 100	26,084	Avg.	66%	100%	100%	17,215
Frame Shed	1954	72	C 100	551	Avg.	66%	100%	100%	364
Encl Frame Porch	2001	100	C 100	4,532	Avg.	89%	100%	100%	4,033
1,120 SFLA							Outbuilding Total		21,612

Accpt Land	43,400	Accepted Bldg	106,900	Total	150,300

Map/Lot: U01-011-007
Account: 1139 Card: 1 of 1 Location: 35 SUMMER STREET APT. #7

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/10/2015
Sale Price	105,000
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3476P0119		
Reference 2	U-01-011/07 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	665	B 100	142,995	Avg.	65%	100%	100%	92,947
						Outbuilding Total			92,947

Accpt Land	0	**Accepted Bldg**	92,900	**Total**	92,900

Map/Lot: R02-006-C
Account: 184 Card: 1 of 1 Location: 452 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/06/2022
Sale Price	115,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4201P0112		
Reference 2	R-02-006/C0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00					Land Total	52,000

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,404 Sqft	Grade D 105	Base	105,925
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,878
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,847
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	92,894

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	85,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2009	70	C 100	1,080	Avg.	92%	100%	100%	994
Frame Shed	2008	60	C 90	412	Avg.	92%	100%	100%	379
Frame Shed	2008	120	D 90	710	Avg-	82%	100%	100%	582
1,404 SFLA							Outbuilding Total		1,955

Accpt Land	52,000	**Accepted Bldg**	87,400	**Total**	139,400

Map/Lot: R06-042-B
Account: 886 Card: 1 of 1 Location: 224 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/18/2005
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3574P0280 B4164P0039		
Reference 2	R-06-042/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.52	Acres-Rear Land 1-10	2,500.00	6,300	100%		6,300
Total Acres 3.52					Land Total	55,800

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,120 Sqft	Grade D 100	Base	80,475
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,419
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,221
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	78,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	68,884

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	24	D 100	425	Avg+	88%	100%	100%	374
Frame Shed	1980	80	D 100	526	Avg-	70%	100%	100%	368
1,120 SFLA							Outbuilding Total		742

Accpt Land	55,800	**Accepted Bldg**	69,600	**Total**	125,400

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2016			- - - - S O U N D V A L U E - - - -					2,900
								Outbuilding Total	2,900

Accpt Land	0	**Accepted Bldg**	2,900	**Total**	2,900

Name: VANBOK, ERIC L J/T
VANBOK, BARBARA M W
Map/Lot: U15A-007-012
Account: 2555 Card: 1 of 1 Location: 476 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/30/2014
Sale Price	126,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #12 TWIN OAKS SUB. PLAN		
Reference 2	U-15A-007-012 B4806P0179		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	127,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-13,568
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	117,002

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	107,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	2009	30	C 100	459	Avg.	92%	100%	100%	422
Wood Deck	2009	24	C 100	494	Avg.	92%	100%	100%	454
Wood Deck	2009	24	C 100	494	Avg.	92%	100%	100%	454
1.75 ST GARAGE..	2015	384	D 100	28,834	Avg.	92%	100%	100%	26,527
1,092 SFLA						Outbuilding Total			27,857

Accpt Land	41,300	Accepted Bldg	135,500	Total	176,800

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1992
Sale Price	83,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1790P0078		
Reference 2	R-05-091/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	49,375

Dwelling Description **Replacement Cost New**

Conventional	One Story	768 Sqft	Grade C 100	Base	85,554
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	Full Finished			Attic	12,617
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,363
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Typical	99,648

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	90%	100%	57,397

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	128	C 100	11,855	Avg-	64%	90%	100%	6,828
Canopy	1980	35	E 100	399	Poor	43%	100%	100%	172
896 SFLA							Outbuilding Total		7,000

Accpt Land	49,400	Accepted Bldg	64,400	Total	113,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/06/2011
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3110P0242 (07/03)		
Reference 2	R07-001-B		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		47,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 105	Base	140,503
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2003	TYPICAL	TYPICAL	Above Average	Typical	147,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	121,326

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1960	322	C 105	14,052	Avg+	82%	100%	100%	11,523
Encl Frame Porch	1960	184	C 105	8,358	Avg+	82%	100%	100%	6,854
ONE STORY FRAME	2006	224	C 105	18,451	Avg+	82%	95%	100%	14,374
Wood Deck	2006	112	C 105	1,696	Avg+	82%	100%	100%	1,391
Open Frame Porch	1960	18	C 105	780	Avg+	82%	100%	100%	640
FIN APT/1 ST GARAGE	2009	624	C 100	30,420	Avg.	92%	100%	100%	27,986
Encl Frame Porch	2010	192	C 100	8,286	Avg.	92%	95%	100%	7,242
Wood Deck	2017	120	D 100	1,478	Avg.	92%	100%	100%	1,360
1,368 SFLA						Outbuilding Total			71,370

Accpt Land	47,900	**Accepted Bldg**	192,700	**Total**	240,600

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/04/2020
Sale Price	174,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4811P0286		
Reference 2	U14-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.92	Acres-HS Size Adj	6,250.00	5,750	100%		5,750
Total Acres 0.92				Land Total		62,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	944 Sqft	Grade C 100	Base	110,419
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Average	Typical	110,419

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	75,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1947	680	C 100	23,579	Avg.	65%	100%	100%	15,326
Wood Deck	1947	195	C 100	2,674	Avg.	65%	100%	100%	1,738
Frame Shed	2017	128	C 100	979	Avg.	92%	100%	100%	901
944 SFLA						Outbuilding Total			17,965

Accpt Land	62,000	**Accepted Bldg**	93,100	**Total**	155,100

Map/Lot: R01-041
Account: 131 Card: 1 of 1 Location: 274 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/03/2021
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1938P0141 B3613P0242		
Reference 2	R-01-041/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	54,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	832 Sqft	Grade B 95	Base	139,735
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Above Average	Typical	139,735

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	104,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1850	357	B 95	44,072	Avg+	75%	100%	100%	33,054
Open Frame Porch	1850	162	B 95	4,792	Avg+	75%	100%	100%	3,594
Wood Deck	1980	384	B 95	5,554	Avg+	75%	100%	100%	4,166
Frame Garage	1990	1120	C 100	36,108	Avg.	84%	100%	100%	30,331
Frame Garage	1900	400	D 100	13,420	Avg-	57%	100%	100%	7,649
Frame Garage	1983	1120	C 100	36,108	Avg.	80%	100%	100%	28,886
Frame Shed	1960	48	C 100	368	Avg.	69%	100%	100%	254
1,784 SFLA							Outbuilding Total		107,934

Accpt Land	54,500	**Accepted Bldg**	212,700	**Total**	267,200

Map/Lot: R07-039-014
Account: 41 Card: 1 of 1 Location: 285 BIRCH POINT ROAD LOT #14

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/21/2021
Sale Price	37,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	D-014	0000000000	
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1989	14X66	D 100	80,784	Avg-	45%	50%	100%	17,974
Wood Deck	2001	140	D 100	1,696	Avg-	79%	100%	100%	1,340
924 SFLA							Outbuilding Total		19,314

Accpt Land	0	**Accepted Bldg**	19,300	**Total**	19,300

Name: VEDASTO, JENNY
VEDASTO, RONELIA M

Map/Lot: R07-039-010

Account: 2736 Card: 1 of 1 Location: 285 BIRCH POINT RD LOT #10

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Sale Data

Sale Date	08/13/2021
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1985	12X34	C 100	56,763	Avg-	40%	50%	100%	11,353
Wood Deck	2021	48	C 100	800	Avg.	92%	100%	100%	736
408 SFLA						Outbuilding Total			12,089

Accpt Land	0	**Accepted Bldg**	12,100	**Total**	12,100

Map/Lot: R07-039-007
Account: 2755 Card: 1 of 1 Location: 285 BIRCH POINT ROAD LOT #7

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Sale Data

Sale Date	01/24/2022
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X66	D 100	80,784	Avg-	47%	50%	100%	18,883
SLAB.....	1	924	C 100	2,888	Avg-	57%	100%	100%	1,646
924 SFLA						Outbuilding Total			20,529

Accpt Land 0 **Accepted Bldg** 20,500 **Total** 20,500

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/03/2023
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1277P0281		
Reference 2	R-02-002/B0 0000000000		
Tran/Land/Bldg	1 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.41	Acres-Rear Land 1-10	2,500.00	6,025	100%		6,025
Total Acres 3.41				Land Total		55,525

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	161,466

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	75%	100%	111,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2023	130	C 100	1,845	Avg.	92%	75%	100%	1,273
1,344 SFLA						Outbuilding Total			1,273

Accpt Land	55,500	**Accepted Bldg**	112,700	**Total**	168,200

Map/Lot: R01-029-H
Account: 2696 Card: 1 of 1 Location: MOUNTAIN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	103

Sale Data

Sale Date	10/01/2020
Sale Price	28,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.70	Acres-Rear Land 1-10	2,500.00	6,750	100%		6,750
Total Acres 3.70					Land Total	56,250

Accpt Land	56,300	**Accepted Bldg**	0	**Total**	56,300

Map/Lot: U10-010
Account: 1610 Card: 1 of 1 Location: 77 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/18/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3630P0164 (02/06)		
Reference 2	U-10-010/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04				Land Total		45,475

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,980 Sqft	Grade B 95	Base	278,324
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	293,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	225,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1971	196	B 95	5,734	Avg.	77%	100%	100%	4,415
Frame Garage	1971	841	B 95	30,768	Avg.	77%	100%	100%	23,691
1,980 SFLA						Outbuilding Total			28,106

Accpt Land	45,500	**Accepted Bldg**	253,800	**Total**	299,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/30/2023
Sale Price	390,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2969P0176 12/02		
Reference 2	R-06-011/A0 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.46	Acres-HS Size Adj	4,500.00	2,070	100%		2,070
Total Acres 0.46				Land Total		47,070

Dwelling Description				**Replacement Cost New**	
Ranch	One Story	1,300 Sqft	Grade C 105	Base	159,663
Exterior	COMPOSITION	Masonry Trim	80Sqft	Trim	447
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	166,811

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	133,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1976	80	C 105	2,426	Avg.	80%	100%	100%	1,941
Open Frame Porch	1976	200	C 105	5,616	Avg.	80%	100%	100%	4,493
Frame Garage	1976	870	C 105	30,439	Avg.	80%	100%	100%	24,351
Swimming Pool	1976	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Frame Shed	1976	64	C 100	490	Avg.	77%	100%	100%	377
1,300 SFLA						Outbuilding Total			38,314

Accpt Land	47,100	Accepted Bldg	171,800	Total	218,900

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	RollingAbove Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	09/21/2005
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3557P0263		
Reference 2	U-23-025/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.25	Acres-Rear Land 1-10	2,500.00	625	100%		625
Total Acres 1.25				Land Total		41,875

Dwelling Description **Replacement Cost New**

Split Level	One Story	550 Sqft	Grade B 95	Base	65,598
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	550 Sqft, Grade C	Basement Gar	None	Fin Bsmt	30,615
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,933
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	97,934

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	80,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1983	400	B 95	34,282	Avg.	82%	100%	100%	28,111
3/4S AD/GAR.....	1983	672	B 95	51,408	Avg.	82%	100%	100%	42,155
Encl Frame Porch	1983	32	B 95	1,919	Avg.	82%	100%	100%	1,574
Wood Deck	2015	320	B 95	4,662	Avg.	92%	100%	100%	4,289
Frame Shed	1983	64	D 100	421	Fair	59%	100%	100%	248
Frame Shed	2015	160	D 100	1,052	Avg.	92%	100%	100%	968
950 SFLA						Outbuilding Total			77,345

Accpt Land	41,900	**Accepted Bldg**	157,700	**Total**	199,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/24/2010
Sale Price	15,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3776P0120 B4292P0140		
Reference 2	R-04-019/B0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,680 Sqft	Grade D 100	Base	120,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,565
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	102,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	92,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2002	672	C 100	23,350	Avg.	90%	100%	100%	21,015
Frame Shed	2002	96	C 100	735	Avg.	90%	100%	100%	662
Wood Deck	2002	96	C 100	1,411	Avg.	90%	100%	100%	1,270
1,680 SFLA						Outbuilding Total			22,947

Accpt Land	38,500	**Accepted Bldg**	115,300	**Total**	153,800

Map/Lot: R05-025-B
Account: 585 Card: 1 of 1 Location: 327 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/28/2009
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4133P0083 B4735P0291		
Reference 2	R-05-025/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	75%		33,750
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00				Land Total		43,250

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 105	Base	142,254
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	142,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	119,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1986	396	C 100	5,236	Avg.	82%	100%	100%	4,294
Frame Shed	1986	264	C 100	2,020	Avg-	72%	100%	100%	1,454
1,296 SFLA						Outbuilding Total			5,748

Accpt Land	43,300	**Accepted Bldg**	125,200	**Total**	168,500

Map/Lot: R01-007-E
Account: 60 Card: 1 of 1 Location: 274 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/23/2011
Sale Price	4,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4411P0245
Reference 2	R-01-007/E0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.50	Acres-Rear Land 1-10	2,500.00	11,250	100%		11,250
Total Acres 5.50					Land Total	60,750

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	644 Sqft	Grade D 100	Base	89,461
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,441
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,720
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Fair	Typical	84,300

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	35,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1930	405	D 100	32,256	Fair	42%	100%	100%	13,548
Unfinished Attic	1930	405	D 100	1,899	Fair	42%	100%	100%	798
Frame Shed	1930	48	D 100	316	Poor	25%	100%	100%	79
Frame Shed	1930	240	D 100	1,579	Fair	42%	100%	100%	663
Open Frame Porch	2001	25	D 100	791	Avg.	89%	100%	100%	704
Frame Shed	2020	384	C 100	2,938	Avg.	92%	100%	100%	2,703
1,532 SFLA							Outbuilding Total		18,495

Accpt Land 60,800 **Accepted Bldg** 53,900 **Total** 114,700

Map/Lot: R04-002-006
Account: 26 Card: 1 of 1 Location: 970 GARDINER ROAD LOT #6

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2011
Sale Price	14,200
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	M-006	0000000000	
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1988	14X66	D 100	80,784	Avg-	42%	50%	100%	17,066
Wood Deck	2021	60	C 100	952	Avg.	92%	100%	100%	876
Frame Shed	1988	64	D 100	421	Fair	62%	100%	100%	261
924 SFLA						Outbuilding Total			18,203

Accpt Land	0	**Accepted Bldg**	18,200	**Total**	18,200

Map/Lot: U23-014-F
Account: 1909 Card: 1 of 1 Location: 296 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Sewer
Street	Paved

Sale Data

Sale Date	10/01/1996
Sale Price	99,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2302P0156		
Reference 2	U-23-014/F0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02				Land Total		41,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 105	Base	189,958
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	189,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	161,464

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2001	576	C 100	20,616	Avg.	89%	100%	100%	18,348
1,960 SFLA						Outbuilding Total			18,348

Accpt Land	41,300	**Accepted Bldg**	179,800	**Total**	221,100

Map/Lot: U09-001-002
Account: 1564 Card: 1 of 1 Location: 52 FLOOD AVENUE

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/04/2010
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	U-09-001/01 0000000000		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home 672 SFLA	1980	12X56	D 100	61,119	Fair	30%	50%	100%	9,168
						Outbuilding Total			9,168

Accpt Land	0	**Accepted Bldg**	9,200	**Total**	9,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/25/2018
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3886P0212		
Reference 2	R-03-026-C		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.50					Land Total	50,750

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	936 Sqft	Grade B 95	Base	113,914
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	113,914

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	103,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	2004	30	B 95	501	Avg.	91%	100%	100%	456
936 SFLA						Outbuilding Total			456

Accpt Land	50,800	**Accepted Bldg**	104,100	**Total**	154,900

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/12/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2270P0315 B4510P0259		
Reference 2	R-09-008/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
1.00	Acres-Waterfront Rear	16,250.00	16,250	100%		16,250
Total Acres 2.00				Land Total		256,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,140 Sqft	Grade B 100	Base	215,999
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	969 Sqft, Grade B	Basement Gar	None	Fin Bsmt	62,029
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Average	Typical	293,532

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	237,761

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	300	B 100	27,065	Avg.	81%	100%	100%	21,923
Open Frame Porch	1980	90	B 100	2,950	Avg.	81%	100%	100%	2,390
Wood Deck	1980	224	B 100	3,500	Avg.	81%	100%	100%	2,835
1.25 ST GARAGE..	1980	720	B 100	44,665	Avg.	81%	100%	100%	36,179
FLOAT & RAMP....	2015	280	C 100	5,300	Avg.	50%	100%	100%	2,650
2,295 SFLA						Outbuilding Total			65,977

Accpt Land	256,900	**Accepted Bldg**	303,700	**Total**	560,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	07/14/2021
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3866P001		
Reference 2	R-07-026/06 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.61	Acres-Rear Land 1-10	2,500.00	1,525	100%		1,525
Total Acres 1.61				Land Total		46,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	117,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Above Average	Typical	117,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	108,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1992	84	D 100	552	Avg.	85%	100%	100%	469
Wood Deck	2005	88	C 105	1,375	Avg+	92%	100%	100%	1,265
BSMT ENTRY.....	1992	24	C 105	386	Avg+	92%	100%	100%	355
Frame Garage	2016	768	C 100	26,084	Avg.	92%	100%	100%	23,997
960 SFLA						Outbuilding Total			26,086

Accpt Land	46,900	Accepted Bldg	134,600	Total	181,500

Map/Lot: U21-009-001-B12
Account: 2345 Card: 1 of 1 Location: 96 CHEWONKI NECK RD UNIT B12

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/15/2004
Sale Price	35,128
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3303P0034 (06/04)		
Reference 2	HANGAR UNIT B12		
Tran/Land/Bldg	1 1 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	2002			- - - - S O U N D	V A L U E - - - -				35,100
							Outbuilding Total		35,100

Accpt Land	0	**Accepted Bldg**	35,100	**Total**	35,100

Map/Lot: R05-051-A1
Account: 650 Card: 1 of 1 Location: 372 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	MOBILE HOME ONLY
Reference 2	R-05-051/A1 0000000000
Tran/Land/Bldg	9 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1972	14X61	D 100	75,902	Poor	20%	50%	100%	7,590
12' Mobile Home	1975	12X61	D 100	65,326	Poor	20%	25%	100%	3,266
1,586 SFLA							Outbuilding Total		10,856

Accpt Land 0 **Accepted Bldg** 10,900 **Total** 10,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/01/1996
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2186P0010		
Reference 2	U-01-133/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.11	Acres-HS Size Adj	13,750.00	1,513	100%		1,513
Total Acres 0.11				Land Total		139,013

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,056 Sqft	Grade B 95	Base	205,630
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-3,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	6,205
Attic	Full Finished			Attic	17,135
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-4,096
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1896	0	TYPICAL	Old Type	Average	Typical	221,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	143,839

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1896	72	B 95	6,171	Avg.	65%	100%	100%	4,011
Open Frame Porch	1896	190	B 95	5,569	Avg.	65%	100%	100%	3,620
Encl Frame Porch	1896	120	B 95	5,842	Avg.	65%	100%	100%	3,797
Wood Deck	1980	105	C 100	1,526	Avg.	79%	100%	100%	1,206
2,184 SFLA						Outbuilding Total			12,634

Accpt Land	139,000	**Accepted Bldg**	156,500	**Total**	295,500

Map/Lot: R07-073-A
Account: 2355 Card: 1 of 1 Location: 7 LINE DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/09/2011
Sale Price	132,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4458P0108		
Reference 2	R-7-73/A		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.40	Acres-Rear Land 1-10	2,500.00	1,000	100%		1,000
Total Acres 1.40				Land Total		42,250

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade C 105	Base	141,486
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Above Average	Typical	148,187

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	127,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1974	48	C 105	386	Avg+	86%	100%	100%	332
CARPORT.....	2009	300	C 100	4,842	Avg.	92%	100%	100%	4,455
Frame Garage	2016	728	C 100	24,945	Avg.	92%	100%	100%	22,949
1,152 SFLA						Outbuilding Total			27,736

Accpt Land	42,300	**Accepted Bldg**	155,200	**Total**	197,500

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/17/2006
Sale Price	43,750
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B725P0259
Reference 2	R-05-116/01 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	125%	Neighborho	50,781
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00					Land Total	54,844

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 100	Base	201,965
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Good	Typical	210,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	205,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	10	B 100	1,065	Good	98%	100%	100%	1,044
Frame Shed	2020	64	D 100	421	Avg.	92%	100%	100%	387
1,690 SFLA						Outbuilding Total			1,431

Accpt Land	54,800	**Accepted Bldg**	207,400	**Total**	262,200

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/28/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2902P0107 (08/02)		
Reference 2	U-01-110/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.24	Acres-Influence W Size Adj	21,875.00	5,250	100%		5,250
Total Acres 0.24				Land Total		224,000

Dwelling Description

Conventional	One & 3/4 Story	684 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	120,705
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	50% Forced Warm	Cooling	0% None	Heat	-4,352
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2005	TYPICAL	TYPICAL	Average	Typical	121,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	78,795

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	220	B 95	22,260	Avg.	65%	100%	100%	14,469
1SFr Overhang	1880	46	B 95	3,942	Avg.	65%	100%	100%	2,562
Open Frame Porch	1880	78	B 95	2,470	Avg.	65%	100%	100%	1,606
OPEN PORCH/BSMT	1880	130	B 95	5,920	Avg.	65%	100%	100%	3,848
1,463 SFLA						Outbuilding Total			22,485

Accpt Land	224,000	**Accepted Bldg**	101,300	**Total**	325,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/07/2019
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3505P0037 (06/05)		
Reference 2	R-07-067/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.11	Acres-Rear Land 1-10	2,500.00	5,275	100%		5,275
Total Acres 3.11				Land Total		46,525

Dwelling Description **Replacement Cost New**

Conventional	One Story	405 Sqft	Grade D 100	Base	38,800
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-3,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-618
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	34,936

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	26,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Unfin Basement	1940	150	D 105	678	Avg.	65%	100%	100%	441
Frame Shed	1940	294	C 100	2,249	Avg.	65%	100%	100%	1,462
Frame Shed	1940	72	C 100	551	Avg.	65%	100%	100%	358
Frame Garage	1940	576	C 100	20,616	Avg.	65%	100%	100%	13,400
1 Story/BASEMENT 625 SFLA	1940	220	D 105	18,399	Avg.	65%	100%	100%	11,959
						Outbuilding Total			27,620

Accpt Land	46,500	Accepted Bldg	53,800	Total	100,300

Map/Lot: R05-008-A
Account: 2286 Card: 1 of 1 Location: 8 BROOKSIDE LANE

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/29/2021
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2911P0106 (09/02)		
Reference 2	R-5-8A WISDC-FM_2019-087		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30				Land Total		48,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	187,244
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Good	Typical	195,409

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	189,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2002	728	C 100	53,501	Avg.	90%	100%	100%	48,151
Open Frame Porch	2002	55	C 100	1,679	Avg.	90%	100%	100%	1,511
Wood Deck	2002	44	C 100	749	Avg.	90%	100%	100%	674
1 Story/BASEMENT	2002	187	C 100	17,319	Avg.	90%	100%	100%	15,587
Wood Deck	2003	168	C 100	2,330	Avg.	90%	100%	100%	2,097
1,951 SFLA						Outbuilding Total			68,020

Accpt Land	48,900	**Accepted Bldg**	257,600	**Total**	306,500

Name: WANSER(1/3 INT), RANDY
WANSER, RACHAEL(2/9TH INT)WANSER,

Map/Lot: R08-017

Account: 1092 Card: 1 of 1 Location: 42 WESTPORT BRIDGE ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/26/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0800P0038		
Reference 2	R-08-017/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.81	Acres-Rear Land 1-10	2,500.00	4,525	100%		4,525
Total Acres 2.81					Land Total	49,900

Dwelling Description

				Replacement Cost New	
Ranch	One Story	640 Sqft	Grade C 95	Base	71,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	3	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	71,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	47,648

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1945	96	C 95	4,150	Avg.	67%	100%	100%	2,781
ONE STORY FRAME	1945	20	C 95	1,490	Avg.	67%	100%	100%	998
Open Frame Porch	1945	20	C 95	752	Avg.	67%	100%	100%	504
Open Frame Porch	1945	20	C 95	752	Avg.	67%	100%	100%	504
660 SFLA							Outbuilding Total		4,787

Accpt Land	49,900	**Accepted Bldg**	52,400	**Total**	102,300

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	109

Sale Data

Sale Date	10/26/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	75%	Access	30,938
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.41	Acres-Rear Land 1-10	2,500.00	1,025	100%		1,025
Total Acres 1.41					Land Total	36,088

Accpt Land	36,100	**Accepted Bldg**	0	**Total**	36,100

Map/Lot: U09-022
Account: 1596 Card: 1 of 1 Location: 55 FLOOD AVENUE

Neighborhood	U.S. RTE 1
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1009P0201
Reference 2	U-09-022/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	56,250.00	56,250	100%		56,250
0.33	Acres-HS Size Adj	6,250.00	2,063	100%		2,063
Total Acres 0.33				Land Total		58,313

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	416 Sqft	Grade C 95	Base	63,836
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,376
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,063
Insulation	Minimal			Insulation	-1,228
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	65,295

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	42,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	128	C 100	5,675	Avg.	65%	100%	100%	3,689
ONE STORY FRAME	1900	312	C 95	23,252	Avg.	65%	100%	100%	15,114
1 Story/BASEMENT	1900	238	C 95	20,939	Avg.	65%	100%	100%	13,610
Frame Shed	1900	120	C 100	918	Avg-	57%	100%	100%	523
Frame Garage	1950	499	C 100	18,424	Fair	42%	100%	100%	7,738
ONE STORY FRAME	2003	90	C 100	7,060	Avg.	90%	100%	100%	6,354
1 Story/BASEMENT	2007	260	C 100	24,079	Avg.	92%	100%	100%	22,153
Canopy	2008	14	C 100	275	Avg.	92%	100%	100%	253
Canopy	2007	63	C 100	890	Avg.	92%	100%	100%	819
1,628 SFLA						Outbuilding Total			70,253

Accpt Land	58,300	Accepted Bldg	112,700	Total	171,000

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0995P0138
Reference 2	U-18-005/20 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.96	Acres-HS Size Adj	4,125.00	3,960	100%		3,960
Total Acres 0.96					Land Total	45,210

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	912 Sqft	Grade C 100	Base	140,202
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,856
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,368	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	138,186

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	99,494

Accpt Land	45,200	Accepted Bldg	99,500	Total	144,700

Map/Lot: R08-016
Account: 1091 Card: 1 of 1 Location: 34 WESTPORT BRIDGE ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/24/2022
Sale Price	81,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B0664P0068		
Reference 2	R-08-016/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.41	Acres-Rear Land 1-10	2,500.00	1,025	100%		1,025
Total Acres 1.41				Land Total		46,400

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	525 Sqft	Grade C 100	Base	80,709
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	80,709

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	52,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1940	252	C 100	23,339	Avg.	65%	100%	100%	15,170
Frame Garage	1940	360	D 100	12,441	Avg-	57%	100%	100%	7,091
Frame Shed	1940	216	D 100	1,421	Fair	42%	100%	100%	597
Frame Shed	1940	192	D 100	1,262	Poor	25%	100%	100%	316
Open Frame Porch	1940	24	C 100	894	Avg.	65%	100%	100%	581
1,040 SFLA						Outbuilding Total			23,755

Accpt Land	46,400	**Accepted Bldg**	76,200	**Total**	122,600

Map/Lot: R05-122-006
Account: 2681 Card: 1 of 1 Location: 29 RIVER POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Sale Data

Sale Date	10/25/2018
Sale Price	334,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%		81,250
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.39	Acres-Rear Land 1-10	2,500.00	975	100%		975
Total Acres 1.39					Land Total	86,288

Accpt Land 86,300 **Accepted Bldg** 0 **Total** 86,300

Map/Lot: U02-029
Account: 1341 Card: 1 of 1 Location: 96 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/06/2019
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3585P0158		
Reference 2	U-02-029/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.84	Acres-HS Size Adj	13,750.00	11,550	100%		11,550
Total Acres 0.84				Land Total		149,050

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	512 Sqft	Grade B 95	Base	111,863
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-5,213
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Floor & Stairs			Attic	1,191
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,986
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1891	0	OLD TYPE	Old Type	Average	Typical	108,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	70,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1891	459	C 110	64,558	Fair	42%	80%	100%	21,691
Wood Deck	2006	96	C 100	1,411	Avg.	92%	100%	100%	1,298
Frame Shed	2009	128	C 100	979	Avg.	92%	100%	100%	901
1,942 SFLA						Outbuilding Total			23,890

Accpt Land	149,100	**Accepted Bldg**	94,700	**Total**	243,800

Map/Lot: U13-031-B
Account: 1729 Card: 1 of 1 Location: WARD BROOK ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	U-13-031/B0 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	24 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
7.03	Acres-Rear Land 1-10	2,500.00	17,575	100%		17,575
Total Acres 8.03				Land Total		77,575

Accpt Land 77,600 **Accepted Bldg** 0 **Total** 77,600

Neighborhood	YOUNG'S POINT TIDAL MARSH
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/30/2017
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4555P0064		
Reference 2	R-09-008/01 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	218,750	218,750	100%		218,750
1.00	Acres-Shallow WF Size Adj	21,875.00	21,875	100%		21,875
0.70	Acres-Waterfront Rear	16,250.00	11,375	100%		11,375
Total Acres 1.70					Land Total	252,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,544 Sqft	Grade B 105	Base	222,436
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1318 Sqft, Grade B	Basement Gar	None	Fin Bsmt	88,588
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	11	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	GOOD	GOOD	Average	Typical	326,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	254,637

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1973	104	B 105	3,525	Avg.	75%	100%	100%	2,644
Open Frame Porch	1973	135	B 105	4,472	Avg.	75%	100%	100%	3,354
Wood Deck	1973	350	C 100	4,650	Avg.	75%	100%	100%	3,488
1.75 ST SHED....	1973	720	C 100	6,750	Avg.	75%	100%	100%	5,062
Frame Garage	1973	576	B 105	24,895	Avg.	75%	100%	100%	18,671
Swimming Pool	1973	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Open Frame Porch	1973	104	B 105	3,525	Avg.	75%	100%	100%	2,644
Wood Deck	1973	48	C 100	800	Avg.	75%	100%	100%	600
1,544 SFLA							Outbuilding Total		43,615

Accpt Land	252,000	**Accepted Bldg**	298,300	**Total**	550,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1375P0022 (DRESDEN BK/PG)
Reference 2	R-02-056
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 1.10				Land Total		2,750

Accpt Land	2,800	**Accepted Bldg**	0	**Total**	2,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1747P0165
Reference 2	R-03-035/C0 0000000000
Tran/Land/Bldg	1 1 2
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	53,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	0	144	C 100	2,024	Avg.	65%	100%	100%	1,316
Wood Deck	0	112	C 100	1,615	Avg.	65%	100%	100%	1,050
Frame Garage	1997	672	C 100	23,350	Avg.	87%	100%	100%	20,314
Frame Shed	1975	224	D 100	1,474	Avg.	76%	100%	100%	1,120
ONE STORY FRAME	2001	614	D 100	41,425	Avg-	79%	100%	100%	32,726
14' Mobile Home	1990	14X67	C 100	109,215	Avg-	47%	50%	100%	25,529
1,552 SFLA							Outbuilding Total		82,055

Accpt Land	53,800	**Accepted Bldg**	82,100	**Total**	135,900

Map/Lot: R02-038-J
Account: 2151 Card: 1 of 1 Location: 218 FOYE ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/30/2016
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2420P0087		
Reference 2	R-02-038/J0		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.80	Acres-Rear Land 1-10	2,500.00	4,500	100%		4,500
Total Acres 2.80					Land Total	54,000

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,456 Sqft	Grade D 100	Base	104,617
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Below Average	Typical	89,389

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	69,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1997	80	D 100	526	Avg.	87%	100%	100%	458
Frame Shed	1997	256	D 100	1,685	Avg.	87%	100%	100%	1,466
Frame Shed	2005	752	B 100	6,615	Avg.	91%	100%	100%	6,020
Wood Deck	1997	128	D 100	1,565	Avg-	78%	100%	100%	1,221
Wood Deck	1997	40	D 100	600	Avg-	78%	100%	100%	468
Frame Shed	1997	512	D 100	3,368	Avg-	78%	100%	100%	2,627
Frame Shed	1997	560	D 100	3,684	Avg-	78%	100%	100%	2,874
Frame Shed	1997	216	D 100	1,421	Avg-	78%	100%	100%	1,108
Wood Deck	138	0	D 100	161	Avg-	78%	100%	100%	126
1,456 SFLA							Outbuilding Total		16,368

Accpt Land	54,000	**Accepted Bldg**	86,100	**Total**	140,100

Map/Lot: R02-004-C
Account: 2646 Card: 1 of 1 Location: 366 LOWELL TOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED NW
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	11/03/2016
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
7.10	R 20+-Rear 20+	625.00	4,438	100%		4,438
Total Acres 28.10				Land Total		91,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SLAB.....	2021	2400	C 100	7,500	Avg.	92%	100%	100%	6,900
Frame Shed	0			- - - - S O U N D V A L U E - - - -					2,500
Frame Shed	0			- - - - S O U N D V A L U E - - - -					2,500
Frame Shed	0			- - - - S O U N D V A L U E - - - -					2,500
						Outbuilding Total			14,400

Accpt Land	91,400	**Accepted Bldg**	14,400	**Total**	105,800

Map/Lot: R01-038-B
Account: 122 Card: 1 of 1 Location: 192 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Septic System
Street	Paved

Sale Data

Sale Date	10/06/2022
Sale Price	249,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1691P0271		
Reference 2	R-01-038/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	85%	Restrictio	38,250
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		42,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	520 Sqft	Grade C 100	Base	79,940
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Below Average	Typical	79,940

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	60,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	24	C 100	894	Avg-	76%	100%	100%	679
Wood Deck	1999	360	C 100	4,778	Avg.	88%	100%	100%	4,205
ONE STORY FRAME	1985	260	C 100	20,398	Avg-	76%	100%	100%	15,502
ONE STORY FRAME	1990	216	C 100	16,945	Avg-	76%	100%	100%	12,878
Wood Deck	1999	144	C 100	2,024	Avg-	76%	100%	100%	1,538
Frame Shed	2010	216	C 100	1,652	Avg.	92%	100%	100%	1,520
1,256 SFLA						Outbuilding Total			36,322

Accpt Land	42,800	Accepted Bldg	97,100	Total	139,900

Name: WASHBURN, JOHN B J/T
WASHBURN, LARI G
Map/Lot: U01-019
Account: 1152 Card: 1 of 1 Location: 14 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/29/2002
Sale Price	264,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2939P0225 (10/02)		
Reference 2	U-01-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15				Land Total		139,563

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	800 Sqft	Grade B 100	Base	183,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet None	Basement	-11,431
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,064
Attic	1/2 Finished			Attic	7,451
FirePlaces	6			Fireplace	19,644
Insulation	None			Insulation	-3,266
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	0	TYPICAL	TYPICAL	Above Average	Typical	209,447

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	157,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1763	400	B 100	58,816	Avg+	75%	100%	100%	44,112
ONE STORY FRAME	1763	144	B 100	12,991	Avg+	75%	100%	100%	9,743
Frame Shed	1763	216	B 100	1,900	Avg+	75%	100%	100%	1,425
2,544 SFLA							Outbuilding Total		55,280

Accpt Land	139,600	**Accepted Bldg**	212,400	**Total**	352,000

Map/Lot: U10-006
Account: 1605 Card: 1 of 1 Location: 90 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/17/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2302P0016 B4159P0138 B4483P0140
Reference 2	U-10-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.27	Acres-HS Size Adj	4,125.00	1,114	100%		1,114
Total Acres 0.27				Land Total		42,364

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	630 Sqft	Grade C 105	Base	73,690
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,110
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	8,778
FirePlaces	1			Fireplace	6,701
Insulation	Minimal			Insulation	-1,174
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	OLD TYPE	Old Type	Fair	Typical	83,885

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	35,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	238	C 105	19,605	Fair	42%	100%	100%	8,234
Frame Shed	1860	289	C 105	2,321	Fair	42%	100%	100%	975
Wood Deck	1860	124	C 105	1,858	Fair	42%	100%	100%	780
1.75 ST GARAGE..	2006	576	C 100	50,292	Avg.	92%	100%	100%	46,269
868 SFLA						Outbuilding Total			56,258

Accpt Land	42,400	**Accepted Bldg**	91,500	**Total**	133,900

Map/Lot: U01-155
Account: 1294 Card: 1 of 1 Location: 88 BATH ROAD

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/10/2023
Sale Price	810,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2595P0080		
Reference 2	U-01-155/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	125%		273,438
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
4.10	Acres-Rear Land 1-10	2,500.00	10,250	100%		10,250
Total Acres 5.10				Land Total		305,563

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,575 Sqft	Grade B 105	Base	298,214
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-5,908
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,288
Attic	Full Finished			Attic	25,613
FirePlaces	3			Fireplace	12,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1762	2001	TYPICAL	TYPICAL	Good	Typical	341,081

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	272,865

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2001	405	B 105	45,291	Good	96%	100%	100%	43,479
1.50 ST GARAGE..	1900	440	B 105	41,059	Avg.	65%	100%	100%	26,688
Patio	1900	120	B 100	1,535	Avg.	65%	100%	100%	998
2,767 SFLA						Outbuilding Total			71,165

Accpt Land	305,600	Accepted Bldg	344,000	Total	649,600

Map/Lot: R01-028-A
Account: 98 Card: 1 of 1 Location: 22 MOUNTAIN ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/03/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1332P0221
Reference 2	R-01-028/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 105	Base	149,931
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	154,404

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	129,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1987	80	C 105	7,779	Avg.	84%	100%	100%	6,534
Wood Deck	1987	312	C 105	4,374	Avg.	84%	100%	100%	3,674
Frame Shed	1987	320	C 100	2,448	Fair	61%	100%	100%	1,493
1,627 SFLA						Outbuilding Total			11,701

Accpt Land	49,500	Accepted Bldg	141,400	Total	190,900

Name: WATTS, DANIEL M
WATTS, CAROL F
Map/Lot: U02-067
Account: 1378 Card: 1 of 1 Location: 52 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/02/2018
Sale Price	201,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3234P0273 (02/04)		
Reference 2	U-02-067/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.40	Acres-HS Size Adj	13,750.00	5,500	100%		5,500
Total Acres 0.40				Land Total		143,000

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	957 Sqft	Grade B 95	Base	172,259
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	Floor & Stairs			Attic	2,227
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-325
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1939	TYPICAL	TYPICAL	Above Average	Typical	177,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	132,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	299	B 95	25,626	Avg+	75%	100%	100%	19,220
Encl Frame Porch	1860	126	B 95	6,110	Avg+	75%	100%	100%	4,582
Wood Deck	1980	36	C 100	646	Avg.	79%	100%	100%	510
Unfinished Attic	1860	299	B 95	1,781	Avg+	75%	100%	100%	1,336
1,974 SFLA						Outbuilding Total			25,648

Accpt Land	143,000	**Accepted Bldg**	158,600	**Total**	301,600

Map/Lot: U01-037
Account: 1170 Card: 1 of 1 Location: 85 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/30/2004
Sale Price	650,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B3316P0269 (06/04)		
Reference 2	U-01-037/00 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.10	Acres-Commercial Size Adj	11,875.00	1,188	100%		1,188
Total Acres 0.10					Land Total	227,813

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1880	3000	B 100	41,433	Avg.	65%	65%	100%	17,505
STORE FRAME.....	1880	3000	B 100	346,281	Avg+	75%	65%	100%	168,812
APT	1880	3000	B 100	229,513	Avg+	75%	90%	100%	154,922
Unfinished Attic	1880	1500	B 100	9,401	Avg+	75%	65%	100%	4,583
								Outbuilding Total	345,822

Accpt Land	227,800	**Accepted Bldg**	345,800	**Total**	573,600

Map/Lot: U01-038
Account: 1171 Card: 1 of 1 Location: 75 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/30/2004
Sale Price	650,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Split/Assemblage

Reference 1	B3316P0269 (06/04)		
Reference 2	U-01-038/00 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.04	Acres-Commercial Size Adj	11,875.00	475	100%		475
Total Acres 0.04				Land Total		227,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1880	1452	C 100	17,438	Avg.	65%	65%	100%	7,368
STORE FRAME.....	1880	1452	C 100	145,739	Avg+	75%	65%	100%	71,048
OFFICE WOOD.....	1880	1452	C 100	96,596	Avg+	75%	65%	100%	47,091
							Outbuilding Total		125,507

Accpt Land	227,100	**Accepted Bldg**	125,500	**Total**	352,600

Map/Lot: U01-039
Account: 1172 Card: 1 of 1 Location: 63 MAIN STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Rolling
Utilities	All Public
Street	Paved

Reference 1	B3345P0036 (08/04)		
Reference 2	U-01-039/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
0.09	Acres-Commercial Size Adj	11,875.00	1,069	100%		1,069
Total Acres 0.09					Land Total	227,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1880	2962	D 100	30,593	Fair	42%	75%	100%	9,637
STORE MASONRY...	0	2962	C 100	312,999	Avg.	65%	50%	100%	101,724
OFFICE MASONRY..	0	2150	D 100	134,060	Avg-	57%	50%	100%	38,207
APT	0	2150	D 100	123,006	Avg-	57%	50%	100%	35,056
								Outbuilding Total	184,624

Accpt Land	227,700	**Accepted Bldg**	184,600	**Total**	412,300

Map/Lot: R07-090-1A
Account: 1049 Card: 1 of 1 Location: 4 FREEDOM SONG LANE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL S-SP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2000
Sale Price	123,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2600P0145 08/00		
Reference 2	R-07-090/1A 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.47	Acres-Rear Land 1-10	2,500.00	3,675	100%		3,675
Total Acres 2.47					Land Total	63,675

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 105	Base	127,730
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	127,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	102,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	240	C 105	19,769	Avg.	80%	100%	100%	15,815
Wood Deck	1978	160	C 105	2,339	Avg.	80%	100%	100%	1,871
Frame Garage	1978	528	C 100	19,250	Avg.	78%	100%	100%	15,015
Canopy	1978	144	D 100	1,640	Fair	56%	100%	100%	918
1,280 SFLA							Outbuilding Total		33,619

Accpt Land	63,700	**Accepted Bldg**	135,800	**Total**	199,500

Map/Lot: U13-003
Account: 1688 Card: 1 of 1 Location: 20 PINEWOOD DRIVE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/01/1993
Sale Price	88,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3991P0179
Reference 2	U-13-003/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.66	Acres-HS Size Adj	3,750.00	2,475	100%		2,475
Total Acres 0.66				Land Total		39,975

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	966 Sqft	Grade C 105	Base	115,252
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	725 Sqft, Grade C	Basement Gar	None	Fin Bsmt	42,374
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	157,626

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	124,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SFr Overhang	1974	36	C 105	2,965	Avg.	79%	100%	100%	2,342
Frame Shed	1974	64	C 100	490	Avg-	67%	100%	100%	328
Frame Shed	1974	216	D 100	1,421	Avg-	67%	100%	100%	952
AB.GR. POOL.....	1998	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Wood Deck	1999	272	C 100	3,655	Avg.	88%	100%	100%	3,216
Wood Deck	1999	648	C 100	8,450	Avg.	88%	100%	100%	7,436
1,002 SFLA						Outbuilding Total			15,512

Accpt Land 40,000 **Accepted Bldg** 140,000 **Total** 180,000

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	01/05/2012
Sale Price	158,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4479P0146		
Reference 2	R-07-068/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 1.20				Land Total		41,750

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,668 Sqft	Grade C 105	Base	204,859
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	209,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	180,026

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	76	D 100	1,900	Avg.	84%	100%	100%	1,596
Wood Deck	1991	96	C 100	1,411	Avg.	84%	100%	100%	1,185
Frame Garage	1991	888	C 105	30,976	Avg.	86%	100%	100%	26,639
1,668 SFLA						Outbuilding Total			29,420

Accpt Land	41,800	**Accepted Bldg**	209,400	**Total**	251,200

Map/Lot: U03-009
Account: 1410 Card: 1 of 1 Location: 154 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/01/2001
Sale Price	83,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2647P0136		
Reference 2	U-03-009/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.40	Acres-HS Size Adj	13,750.00	5,500	100%		5,500
Total Acres 0.40				Land Total		143,000

Dwelling Description

				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	106,676
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	2020	TYPICAL	TYPICAL	Good	Typical	109,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	93,089

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1957	108	C 100	8,472	Good	85%	100%	100%	7,201
ONE STORY FRAME	2004	182	C 100	14,278	Good	85%	100%	100%	12,136
Open Frame Porch	2020	72	C 100	2,109	Avg.	92%	100%	100%	1,940
Frame Garage	2020	784	C 100	26,540	Avg.	92%	100%	100%	24,417
Wood Deck	2020	652	D 100	7,310	Avg.	92%	100%	100%	6,725
1,202 SFLA						Outbuilding Total			52,419

Accpt Land	143,000	Accepted Bldg	145,500	Total	288,500

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	104

Sale Data

Sale Date	01/26/2022
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
1.16	Acres-Rear Land 1-10	2,500.00	2,900	100%		2,900
Total Acres 2.16				Land Total		41,400

Accpt Land	41,400	**Accepted Bldg**	0	**Total**	41,400

Neighborhood	SOUTHWEST
Zoning/Use	SHORE STREAM PRO RES
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/12/2005
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3534P0231		
Reference 2	R-07-090/1B 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	150%	Neighborho	56,250
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
2.32	Acres-Rear Land 1-10	2,500.00	5,800	100%		5,800
Total Acres 3.32					Land Total	65,800

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,248 Sqft	Grade B 95	Base	151,886
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	750 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	50,502
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	207,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	182,197

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	200	B 95	2,990	Avg.	88%	100%	100%	2,631
1SFr Overhang	1996	42	B 95	3,599	Avg.	88%	100%	100%	3,167
Frame Shed	1999	80	B 100	705	Avg.	88%	100%	100%	620
1,290 SFLA							Outbuilding Total		6,418

Accpt Land	65,800	**Accepted Bldg**	188,600	**Total**	254,400

Neighborhood	RURAL NORTH
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2021			- - - - S O U N D V A L U E - - - -					11,300
								Outbuilding Total	11,300

Accpt Land	0	**Accepted Bldg**	11,300	**Total**	11,300

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/14/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1861P0144		
Reference 2	R-08-003/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
8.60	R 20+-Rear 20+	625.00	5,375	100%		5,375
14.00	R 20+-Rear 20+	625.00	8,750	25%		2,188
Total Acres 42.60				Land Total		45,063

Accpt Land	45,100	**Accepted Bldg**	0	**Total**	45,100

Map/Lot: U02-085
Account: 1396 Card: 1 of 1 Location: 8 HOOPER STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/13/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B1076P0213		
Reference 2	U-02-085/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.28	Acres-HS Size Adj	13,750.00	3,850	100%		3,850
Total Acres 0.28					Land Total	106,975

Dwelling Description **Replacement Cost New**

Conventional	Two Story	660 Sqft	Grade B 95	Base	131,089
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-6,719
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,536
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-256
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	OLD TYPE	Old Type	Fair	Typical	130,520

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	42%	85%	100%	46,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Bay Window	1840	24	B 95	2,056	Fair	42%	85%	100%	734
1 ST BARN.....	1840	276	B 95	12,375	Fair	42%	50%	100%	2,598
Frame Shed	1840	100	B 95	836	Fair	42%	50%	100%	176
ONE STORY FRAME	2009	144	C 100	11,296	Avg.	92%	100%	100%	10,392
1S AD/GAR.....	2009	186	C 100	18,702	Avg.	92%	100%	100%	17,206
Wood Deck	2009	84	C 100	1,259	Avg.	92%	100%	100%	1,158
1,488 SFLA							Outbuilding Total		32,264

Accpt Land	107,000	**Accepted Bldg**	78,900	**Total**	185,900

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/15/2021
Sale Price	164,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4684P0130
Reference 2	U-05-003/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.64	Acres-HS Size Adj	4,500.00	2,880	100%		2,880
Total Acres 0.64					Land Total	83,880

Dwelling Description

Conventional	One & 1/2 Story	500 Sqft	Grade C 95	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	73,022
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-4,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-2,371
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	OLD TYPE	TYPICAL	Average	Typical	66,225

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	43,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1932	228	C 95	16,992	Avg.	65%	100%	100%	11,045
Open Frame Porch	1932	126	C 95	3,302	Avg.	65%	100%	100%	2,146
Wood Deck	1932	36	C 95	614	Avg.	65%	100%	100%	399
978 SFLA						Outbuilding Total			13,590

Accpt Land	83,900	**Accepted Bldg**	56,600	**Total**	140,500

Neighborhood	SOUTHWEST
Zoning/Use	SHORE RES PROTEC RES
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1999
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2500P0209		
Reference 2	R-08-001/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
4.00	Acres-Rear Land 1-10	2,500.00	10,000	100%		10,000
Total Acres 5.00				Land Total		51,250

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,152 Sqft	Grade B 100	Base	264,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,339
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	GOOD	Average	Typical	280,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	238,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	320	B 100	4,908	Avg.	85%	100%	100%	4,172
Wood Deck	1990	48	B 100	920	Avg.	85%	100%	100%	782
Wood Deck	1990	35	B 100	729	Avg.	85%	100%	100%	620
2,304 SFLA						Outbuilding Total			5,574

Accpt Land	51,300	**Accepted Bldg**	244,000	**Total**	295,300

Map/Lot: U21-002
Account: 1834 Card: 1 of 1 Location: 41 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	11/21/2014
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4840P0286		
Reference 2	U-21-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24				Land Total		45,975

Dwelling Description **Replacement Cost New**

Ranch	One Story	588 Sqft	Grade C 100	Base	70,153
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,828
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,870
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,700
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Fair	Typical	70,155

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	35,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1995	285	C 100	22,359	Fair	50%	100%	100%	11,180
ONE STORY FRAME	1995	285	C 100	22,359	Fair	50%	100%	100%	11,180
Finished Attic	1995	285	C 100	5,721	Fair	50%	100%	100%	2,860
Wood Deck	1995	48	D 100	688	Avg-	77%	100%	100%	530
Open Frame Porch	1958	30	D 100	900	Avg-	60%	100%	100%	540
1,272 SFLA						Outbuilding Total			26,290

Accpt Land	46,000	**Accepted Bldg**	61,400	**Total**	107,400

Map/Lot: U21-013
Account: 1846 Card: 1 of 1 Location: 75 CHEWONKI NECK ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/27/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2229P0336
Reference 2	U-21-013/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 1.04				Land Total		45,475

Dwelling Description **Replacement Cost New**

Double Wide	One Story	688 Sqft	Grade E 95	Base	40,410
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	OLD TYPE	Old Type	Fair	Typical	40,410

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	53%	80%	100%	17,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	72	E 95	1,482	Fair	53%	80%	100%	628
Frame Garage	1965	528	D 100	16,555	Fair	49%	100%	100%	8,112
ONE STORY FRAME	1965	80	E 95	4,412	Fair	53%	80%	100%	1,870
768 SFLA						Outbuilding Total			10,610

Accpt Land	45,500	Accepted Bldg	27,700	Total	73,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/23/2023
Sale Price	565,840
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) 50 6 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.92	Acres-HS Size Adj	4,500.00	4,140	100%		4,140
0.71	Acres-Wasteland	75.00	53	100%		53
Total Acres 1.63				Land Total		49,193

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,292 Sqft	Grade C 100	Base	151,124
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	155,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	142,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2022	108	C 100	3,020	Avg.	92%	100%	100%	2,778
Frame Garage	2022	672	C 100	23,350	Avg.	92%	100%	100%	21,482
Wood Deck	2022	48	C 100	800	Avg.	92%	100%	100%	736
Frame Shed	2022			- - - - S O U N D V A L U E - - - -					400
1,292 SFLA						Outbuilding Total			25,396

Accpt Land	49,200	Accepted Bldg	168,300	Total	217,500

Map/Lot: U06-022
Account: 1526 Card: 1 of 1 Location: 99 BATH ROAD

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/23/2002
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2906P0240 08/02		
Reference 2	U-06-022/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	95%	Topography	130,625
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23					Land Total	133,788

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	660 Sqft	Grade B 95	Base	113,064
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-2,240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,310
Insulation	Minimal			Insulation	-1,920
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	Old Type	Average	Typical	121,317

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	65%	100%	100%	78,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	300	B 95	25,711	Avg.	65%	100%	100%	16,712
Encl Frame Porch	1800	18	B 95	1,295	Avg.	65%	100%	100%	842
Frame Garage	1920	216	D 100	8,915	Avg-	57%	100%	100%	5,082
1,290 SFLA							Outbuilding Total		22,636

Accpt Land	133,800	**Accepted Bldg**	101,500	**Total**	235,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/08/2010
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #4 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-004		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38				Land Total		42,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	870 Sqft	Grade C 100	Base	133,746
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	140,846

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	129,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2009	576	C 100	20,616	Avg.	92%	100%	100%	18,967
BSMT ENTRY.....	2009	30	C 100	459	Avg.	92%	100%	100%	422
Open Frame Porch	2009	240	C 100	6,361	Avg.	92%	100%	100%	5,852
Wood Deck	2009	90	C 100	1,335	Avg.	92%	100%	100%	1,228
Wood Deck	2011	144	C 100	2,024	Avg.	92%	100%	100%	1,862
Frame Shed	2011	140	C 100	1,071	Avg.	92%	100%	100%	985
1,305 SFLA						Outbuilding Total			29,316

Accpt Land	42,200	**Accepted Bldg**	158,900	**Total**	201,100

Map/Lot: U01-004
Account: 1126 Card: 1 of 1 Location: 33 WASHINGTON STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/15/2019
Sale Price	254,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3674P0244		
Reference 2	U-01-004/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.35	Acres-HS Size Adj	13,750.00	4,813	100%		4,813
Total Acres 0.35				Land Total		142,313

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	736 Sqft	Grade B 95	Base	152,275
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,995
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	15,514
Attic	3/4 Finished			Attic	10,059
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	OLD TYPE	TYPICAL	Above Average	Typical	172,853

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	129,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1840	256	B 95	31,604	Avg.	65%	100%	100%	20,543
Open Frame Porch	1840	115	B 95	3,492	Avg.	65%	100%	100%	2,270
Wood Deck	1980	90	C 100	1,335	Avg.	79%	100%	100%	1,055
ONE STORY FRAME	2006	576	C 100	45,188	Avg.	92%	100%	100%	41,573
2,800 SFLA						Outbuilding Total			65,441

Accpt Land	142,300	**Accepted Bldg**	195,100	**Total**	337,400

Map/Lot: U06-023-A
Account: 2111 Card: 1 of 1 Location: 83 BATH ROAD

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/01/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2283P0264 B4400P0001		
Reference 2	U-06-023/A		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.71	Acres-Rear Land 1-10	2,500.00	1,775	100%		1,775
Total Acres 1.71				Land Total		153,025

Dwelling Description

Conventional	Two Story	1,400 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	341,063
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	5,973
Heating	70% Hot Water BB	Cooling	100% None	Heat	-7,492
Rooms	15	HEARTH			
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	2	Plumbing	17,125
Attic	Floor & Stairs			Attic	3,996
FirePlaces	4			Fireplace	17,154
Insulation	Minimal			Insulation	-6,660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	Old Type	Above Average	Typical	371,159

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	278,369

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1820	920	A 100	175,088	Avg+	75%	100%	100%	131,316
Open Frame Porch	1820	280	A 100	9,881	Avg+	75%	100%	100%	7,411
Encl Frame Porch	1820	56	A 100	3,666	Avg+	75%	100%	100%	2,750
Open Frame Porch	1820	56	A 100	2,282	Avg+	75%	100%	100%	1,712
Wood Deck	1820	40	A 100	935	Avg+	75%	100%	100%	701
Patio	1820	120	D 100	1,148	Avg-	57%	50%	100%	327
4,640 SFLA						Outbuilding Total			144,217

Accpt Land	153,000	**Accepted Bldg**	422,600	**Total**	575,600

Map/Lot: R06-051
Account: 2763 Card: 1 of 1 Location: OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0
OPEN SPACE	0
Exemption(s)	
Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
38.00	R 20+-Rear 20+	625.00	23,750	100%		23,750
Total Acres 59.00					Land Total	102,500

Accpt Land 102,500 **Accepted Bldg** 0 **Total** 102,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/20/2021
Sale Price	15,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	BILL OF SALE 12/20/21		
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1995	12X34	D 100	42,606	Avg-	58%	50%	100%	12,356
SLAB.....	1	408	C 100	1,275	Avg-	57%	100%	100%	727
408 SFLA						Outbuilding Total			13,083

Accpt Land	0	**Accepted Bldg**	13,100	**Total**	13,100

Name: WENTWORTH, SCHUYLER A
WENTWORTH, MICHELLE L

Map/Lot: R05-115

Account: 751 Card: 1 of 1 Location: 157 OLD SHEEPSCOT ROAD

Neighborhood	RURAL NORTHEAST
Tree Growth	2009
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/21/2023
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B1306P0226
Reference 2	R-05-115/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
2.25	Acres-Rear Land 1-10	2,500.00	5,625	100%		5,625
7.00	Acres-Softwood	319.00	2,233	100%		2,233
5.75	Acres-Mixed Wood	393.00	2,260	100%		2,260
8.00	Acres-Hardwood	255.00	2,040	100%		2,040
Total Acres 24.00				Land Total		56,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAMP OR CABIN...	1960	240	D 100	5,878	Fair	46%	100%	100%	2,704
						Outbuilding Total			2,704

Accpt Land	56,800	**Accepted Bldg**	2,700	**Total**	59,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/21/2023
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B1384P0237
Reference 2	U-02-006/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	10%	Access	13,750
0.37	Acres-HS Size Adj	13,750.00	5,088	100%		5,088
Total Acres 0.37				Land Total		18,838

Accpt Land	18,800	**Accepted Bldg**	0	**Total**	18,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/21/2023
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	B1384P0237
Reference 2	U-02-007/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.50	Acres-HS Size Adj	13,750.00	6,875	100%		6,875
Total Acres 0.50				Land Total		110,000

Dwelling Description / **Replacement Cost New**

Cape Cod	One Story	476 Sqft	Grade C 95	Base	51,382
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-2,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,698
Attic	Full Finished			Attic	9,032
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-80
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Below Average	Typical	60,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	34,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1870	252	C 95	27,052	Avg-	57%	100%	100%	15,420
Frame Shed	1870	336	C 95	2,441	Avg-	57%	100%	100%	1,391
Frame Shed	1920	330	D 100	2,171	Poor	25%	100%	100%	543
Encl Frame Porch	1870	48	C 95	2,290	Avg-	57%	100%	100%	1,305
854 SFLA						Outbuilding Total			18,659

Accpt Land	110,000	**Accepted Bldg**	53,000	**Total**	163,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	All Public
Street	Paved
Reference 1	B0995P0181 B4750P0015
Reference 2	U-02-008/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.21	Acres-HS Size Adj	13,750.00	2,888	100%		2,888
Total Acres 0.21					Land Total	106,013

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	480 Sqft	Grade B 95	Base	82,229
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-4,887
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Average	Typical	81,996

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	90%	100%	47,968

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1870	396	B 95	42,761	Avg.	65%	90%	100%	25,016
ONE STORY FRAME	1870	224	B 95	19,199	Avg.	65%	90%	100%	11,231
ONE STORY FRAME	1870	8	B 95	685	Avg.	65%	90%	100%	401
Wood Deck	2006	40	C 90	628	Avg.	92%	100%	100%	578
Wood Deck	1992	266	D 100	3,078	Avg.	85%	100%	100%	2,616
1,546 SFLA						Outbuilding Total			39,842

Accpt Land 106,000 **Accepted Bldg** 87,800 **Total** 193,800

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/16/2002
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2899P0080 B4750P0015		
Reference 2	U-02-044/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.45	Acres-Influence W Size Adj	21,875.00	9,844	100%		9,844
Total Acres 0.45					Land Total	228,594

Dwelling Description **Replacement Cost New**

Colonial	Two Story	876 Sqft	Grade B 95	Base	191,390
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-12,740
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,551
Attic	Floor & Stairs			Attic	2,038
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,397
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1854	0	OLD TYPE	TYPICAL	Below Average	Typical	178,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	101,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1854	224	B 95	22,664	Avg-	57%	100%	100%	12,918
Open Frame Porch	1854	105	B 95	3,218	Avg-	57%	100%	100%	1,834
Frame Shed	1854	136	B 95	1,136	Avg-	57%	100%	100%	648
Open Frame Porch	1854	12	B 95	645	Avg-	57%	100%	100%	368
2.00 ST BARN....	1854	600	C 100	49,840	Avg-	57%	50%	100%	14,204
Unfinished Attic	1854	224	B 95	1,335	Avg-	57%	100%	100%	761
ONE STORY FRAME	1854	12	B 95	1,029	Avg-	57%	100%	100%	587
1,988 SFLA							Outbuilding Total		31,320

Accpt Land	228,600	**Accepted Bldg**	133,300	**Total**	361,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/01/2001
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2714P0098 B4750P0015		
Reference 2	U-03-002/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.30	Acres-Rear Land 1-10	2,500.00	3,250	100%		3,250
Total Acres 2.30					Land Total	154,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	720 Sqft	Grade C 105	Base	85,902
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,473
Attic	3/4 Finished			Attic	9,533
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,342
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1941	2001	TYPICAL	GOOD	Average	Typical	98,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	65%	90%	100%	57,661

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1941	50	C 105	4,119	Avg.	65%	100%	100%	2,677
Wood Deck	1941	184	C 105	2,660	Avg.	65%	100%	100%	1,729
ONE STORY FRAME	1941	176	C 105	14,498	Avg.	65%	100%	100%	9,424
Encl Frame Porch	1941	18	C 105	1,244	Avg.	65%	100%	100%	809
946 SFLA						Outbuilding Total			14,639

Accpt Land	154,500	**Accepted Bldg**	72,300	**Total**	226,800

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1616P0282 B4750P0015
Reference 2	U-03-003/00 0000000000
Tran/Land/Bldg	9 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
0.24	Acres-Rear Land 1-10	2,500.00	600	100%		600
Total Acres 1.24				Land Total		151,850

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	768 Sqft	Grade B 95	Base	138,239
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp None	Basement	-10,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	6,205
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-261
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Average	Typical	133,758

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	90%	100%	78,248

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	288	B 95	24,684	Avg.	65%	90%	100%	14,441
Open Frame Porch	1890	255	B 95	7,365	Avg.	65%	90%	100%	4,308
Frame Bay Window	1890	24	B 95	2,056	Avg.	65%	90%	100%	1,202
1S AD/GAR.....	1999	780	C 100	64,968	Avg.	88%	100%	100%	57,172
Frame Shed	1890	465	B 95	3,886	Fair	42%	100%	100%	1,632
Wood Deck	1890	400	B 95	5,776	Avg.	65%	90%	100%	3,379
Finished Attic	1999	780	C 100	15,659	Avg.	88%	100%	100%	13,780
1,968 SFLA						Outbuilding Total			95,914

Accpt Land 151,900 **Accepted Bldg** 174,200 **Total** 326,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/14/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0000P0058		
Reference 2	U-10-022/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.70	Acres-HS Size Adj	4,125.00	2,888	100%		2,888
Total Acres 0.70				Land Total		44,138

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	986 Sqft	Grade C 105	Base	183,954
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,217
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	180,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	117,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	217	C 105	17,875	Avg.	65%	100%	100%	11,619
ONE STORY FRAME	1910	21	C 105	1,730	Avg.	65%	100%	100%	1,125
ONE STORY FRAME	1910	56	C 105	4,614	Avg.	65%	100%	100%	2,999
Encl Frame Porch	1910	154	C 105	7,072	Avg.	65%	100%	100%	4,597
Frame Shed	1910	160	D 100	1,052	Avg-	57%	100%	100%	600
Frame Garage	1970	360	C 100	14,466	Avg-	65%	100%	100%	9,403
2,020 SFLA						Outbuilding Total			30,343

Accpt Land	44,100	**Accepted Bldg**	147,800	**Total**	191,900

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/27/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3611P0032		
Reference 2	R-05-067/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 6 0	Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.34	Acres-HS Size Adj	4,375.00	1,488	100%		1,488
Total Acres 0.34				Land Total		45,238

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade B 95	Base	128,811
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,421
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	1/2 Finished			Attic	8,288
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	138,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	125,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2005	192	B 95	16,455	Avg.	91%	100%	100%	14,974
Open Frame Porch	2005	120	B 95	3,631	Avg.	91%	100%	100%	3,304
Canopy	2005	80	B 95	1,205	Avg.	91%	100%	100%	1,097
Open Frame Porch	2005	40	B 95	1,419	Avg.	91%	100%	100%	1,291
Canopy	2005	160	B 95	2,304	Avg.	91%	100%	100%	2,097
1.75 ST GARAGE.. 1,200 SFLA	2014	480	C 100	41,910	Avg.	92%	100%	100%	38,557
						Outbuilding Total			61,320

Accpt Land	45,200	**Accepted Bldg**	187,200	**Total**	232,400

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/04/2009
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4109P0108 B4711P0233
Reference 2	U-13-005/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.57	Acres-HS Size Adj	3,750.00	2,138	100%		2,138
Total Acres 0.57				Land Total		39,638

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 105	Base	141,166
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	150,849

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	117,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	120	C 105	1,804	Avg.	78%	100%	100%	1,407
Frame Garage	1972	315	C 105	13,844	Avg.	78%	100%	100%	10,798
1 Story/BASEMENT 1,508 SFLA	1972	80	C 105	7,779	Avg.	78%	100%	100%	6,068
						Outbuilding Total			18,273

Accpt Land	39,600	Accepted Bldg	135,900	Total	175,500

Map/Lot: R03-049
Account: 381 Card: 1 of 1 Location: 766 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/15/2023
Sale Price	242,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3063P0224 (05/03)
Reference 2	R-03-049/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	54,500

Dwelling Description **Replacement Cost New**

Multi Family	Two Story	986 Sqft	Grade B 95	Base	191,999
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH			
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	15,514
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	207,513

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	65%	93%	100%	125,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	588	B 95	59,494	Avg.	65%	93%	100%	35,964
Encl Frame Porch	2003	120	C 100	5,348	Avg.	90%	100%	100%	4,813
2,560 SFLA							Outbuilding Total		40,777

Accpt Land	54,500	**Accepted Bldg**	166,200	**Total**	220,700

Map/Lot: R03-047
Account: 379 Card: 1 of 3 Location: 728 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/22/2019
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2161P0167		
Reference 2	R-03-047/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.47	Acres-Rear Land 1-10	2,500.00	16,175	100%		16,175
Total Acres 7.47				Land Total		65,675

Dwelling Description **Replacement Cost New**

Multi Family	One Story	1,064 Sqft	Grade C 105	Base	124,455
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,453
Rooms	16	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	22,365
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	126,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Other.....	79%	84%	80%	67,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1975	672	C 105	90,220	Avg.	79%	84%	80%	47,896
Open Frame Porch	1975	72	C 105	2,214	Avg.	79%	100%	80%	1,399
Frame Shed	1975	192	C 100	1,469	Avg.	76%	100%	80%	893
Frame Shed	1975	192	C 100	1,469	Avg.	76%	100%	80%	893
Frame Shed	1975	16	C 105	129	Avg.	79%	100%	80%	82
Frame Shed	1975	40	C 100	306	Avg.	76%	100%	80%	186
Open Frame Porch	1975	204	C 105	5,722	Avg.	79%	100%	80%	3,616
2,408 SFLA						Outbuilding Total			54,965

Accpt Land 65,700 **Accepted Bldg** 122,100 **Total** 187,800

Map/Lot: R03-047
Account: 379 Card: 2 of 3 Location: 728 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/22/2019
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2161P0167		
Reference 2	R-03-047/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Dwelling Description

Conventional	One Story	480 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	T-111	Masonry Trim	None	Base	45,066
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-6,961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-2,015
Rooms	3	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	36,090

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	28,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	72	D 100	950	Avg.	79%	100%	100%	751
480 SFLA						Outbuilding Total			751

Accpt Land	0	**Accepted Bldg**	29,300	**Total**	29,300

Map/Lot: R03-047
Account: 379 Card: 3 of 3 Location: 728 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/22/2019
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2161P0167		
Reference 2	R-03-047/00 0000000000		
Tran/Land/Bldg	8 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Dwelling Description

Ranch	One Story	1,072 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	OTHER	Masonry Trim	None	Base	131,660
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	804 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt	43,190
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,964
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Average	Typical	187,515

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	140,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1SGAR/BSMT.....	1966	672	C 105	34,511	Avg.	75%	100%	100%	25,883
Encl Frame Porch	1966	120	C 105	5,615	Avg.	75%	100%	100%	4,211
Patio	1966	64	C 105	840	Avg.	75%	100%	100%	630
Wood Deck	1990	78	C 105	1,241	Avg.	75%	100%	100%	931
Frame Shed	1984	352	C 100	2,692	Avg.	81%	100%	100%	2,181
1,072 SFLA							Outbuilding Total		33,836

Accpt Land	0	**Accepted Bldg**	174,500	**Total**	174,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	65,700	122,100	187,800	65,700	122,100	187,800
2	0	29,300	29,300	0	29,300	29,300
3	0	174,500	174,500	0	174,500	174,500
TOTAL	65,700	325,900	391,600	65,700	325,900	391,600

Map/Lot: R05-047
Account: 638 Card: 1 of 1 Location: 298 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/30/2015
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B0936P0221 B3940P0038		
Reference 2	R-05-047/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
1.00	Acres-HS Size Adj	4,375.00	4,375	100%		4,375
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
1.62	Acres-Rear Land 11-20	1,250.00	2,025	100%		2,025
Total Acres 12.62					Land Total	75,150

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	726 Sqft	Grade C 100	Base	113,752
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Fair	Typical	113,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	42%	100%	95%	45,387

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	350	C 100	27,458	Fair	42%	100%	95%	10,955
Wood Deck	1986	120	C 100	1,718	Avg.	82%	100%	95%	1,339
Wood Deck	2003	104	C 100	1,514	Avg.	90%	100%	95%	1,295
1,620 SFLA							Outbuilding Total		13,589

Accpt Land	75,200	**Accepted Bldg**	59,000	**Total**	134,200

Map/Lot: R03-085-E
Account: 2573 Card: 1 of 1 Location: 9 WINTHROP ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/25/2017
Sale Price	40,897
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4025P0109 B4734P0033		
Reference 2	R-03-085-E		
Tran/Land/Bldg	0 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
7.77	Acres-Rear Land 1-10	2,500.00	19,425	100%		19,425
Total Acres 8.77				Land Total		68,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	2008	16X76	D 100	104,652	Avg.	90%	50%	100%	47,093
Frame Shed	1999	120	C 100	918	Avg.	88%	100%	100%	808
Frame Shed	2009	960	C 100	7,344	Avg.	92%	100%	100%	6,756
Frame Shed	2009	440	B 105	4,064	Avg.	92%	100%	100%	3,739
1,216 SFLA						Outbuilding Total			58,396

Accpt Land	68,900	**Accepted Bldg**	58,400	**Total**	127,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	12/21/2015
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.60	Acres-Rear Land 1-10	2,500.00	4,000	100%		4,000
Total Acres 2.60				Land Total		53,500

Accpt Land 53,500 **Accepted Bldg** 0 **Total** 53,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1455P0189 B3801P0288
Reference 2	U-02-015/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%	Neighborho	68,750
0.18	Acres-HS Size Adj	13,750.00	2,475	100%		2,475
Total Acres 0.18					Land Total	71,225

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,150 Sqft	Grade D 100	Base	176,278
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2011	TYPICAL	TYPICAL	Excellent	Typical	179,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	90%	50%	100%	80,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2007	600	C 100	21,300	Avg+	97%	100%	100%	20,661
1S AD/GAR.....	2007	400	C 100	35,370	Avg+	97%	80%	100%	27,447
2S Encl Fr Porch	2022	63	D 100	5,486	Avg.	92%	100%	100%	5,047
2,300 SFLA							Outbuilding Total		53,155

Accpt Land	71,200	Accepted Bldg	134,100	Total	205,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1992
Sale Price	47,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2820P0289		
Reference 2	R-01-006/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.70	Acres-Rear Land 1-10	2,500.00	1,750	100%		1,750
Total Acres 1.70					Land Total	51,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	139,561
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-5,032
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	134,529

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	111,659

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2017	480	C 100	54,240	Avg.	92%	100%	100%	49,901
1.50 ST GARAGE..	2019	784	C 100	57,292	Avg.	92%	100%	100%	52,709
2,232 SFLA						Outbuilding Total			102,610

Accpt Land	51,300	**Accepted Bldg**	214,300	**Total**	265,600

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Public Sewer
Street	Paved
Reference 1	B1162P0147
Reference 2	U-13-022/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58				Land Total		39,675

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade B 95	Base	122,677
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	45,736
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	168,413

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	129,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1971	240	B 100	3,735	Avg.	77%	100%	100%	2,876
Frame Garage	2002	480	C 100	17,884	Avg.	90%	100%	100%	16,096
960 SFLA						Outbuilding Total			18,972

Accpt Land	39,700	Accepted Bldg	148,700	Total	188,400

Map/Lot: U13-025
Account: 1712 Card: 1 of 1 Location: BEECHNUT HILL ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1162P0147
Reference 2	U-13-025/00 0000000000
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	50%	Access	18,750
0.58	Acres-HS Size Adj	3,750.00	2,175	100%		2,175
Total Acres 0.58					Land Total	20,925

Accpt Land 20,900 **Accepted Bldg** 0 **Total** 20,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.30	Acres-Rear Land 1-10	2,500.00	8,250	100%		8,250
21.00	Acres-Wasteland	75.00	1,575	100%		1,575
Total Acres 25.30					Land Total	59,325

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	890 Sqft	Grade B 100	Base	157,343
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1744 Sqft, Grade B	Basement Gar	None	Fin Bsmt	111,640
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	13,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	282,047

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	25%	100%	64,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	2023	1064	B 100	156,484	Avg.	92%	25%	100%	35,991
1 Story/BASEMENT	2023	36	B 100	3,834	Avg.	92%	25%	100%	882
Open Frame Porch	2023	75	B 100	2,512	Avg.	92%	25%	100%	578
3,233 SFLA						Outbuilding Total			37,451

Accpt Land	59,300	Accepted Bldg	102,300	Total	161,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1996
Sale Price	17,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B3263P0019 B4436P0306		
Reference 2	R-05-031/C0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
Total Acres 1.00				Land Total		38,500

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,620 Sqft	Grade D 100	Base	116,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,547
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Below Average	Typical	101,518

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	79,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	100	D 100	1,258	Avg-	80%	100%	100%	1,006
Frame Shed	2003	192	C 100	1,469	Avg.	90%	100%	100%	1,322
1,620 SFLA						Outbuilding Total			2,328

Accpt Land	38,500	**Accepted Bldg**	81,500	**Total**	120,000

Map/Lot: R05-103
Account: 733 Card: 1 of 1 Location: 12 BLAGDON RIDGE ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	RollingLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/29/2004
Sale Price	39,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3318P0271 (07/04)
Reference 2	R-05-103/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	43,750.00	43,750	100%		43,750
0.48	Acres-HS Size Adj	4,375.00	2,100	100%		2,100
Total Acres 0.48				Land Total		45,850

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,568 Sqft	Grade D 100	Base	112,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,952
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,885
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	99,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	90,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	240	C 100	3,248	Avg.	92%	100%	100%	2,988
Frame Shed	2006	96	D 100	632	Fair	71%	100%	100%	449
1,568 SFLA						Outbuilding Total			3,437

Accpt Land	45,900	**Accepted Bldg**	94,100	**Total**	140,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/01/1999
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2463P0169 B4629P0214		
Reference 2	U-02-063/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.27	Acres-Influence W Size Adj	21,875.00	5,906	100%		5,906
Total Acres 0.27				Land Total		224,656

Dwelling Description **Replacement Cost New**

Colonial	Two Story	684 Sqft	Grade B 100	Base	157,307
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,887
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	11,431
Attic	Floor & Stairs			Attic	1,675
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1856	1999	GOOD	TYPICAL	Average	Typical	165,526

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	107,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1985	713	B 100	104,841	Avg.	65%	100%	100%	68,147
ONE STORY FRAME	1999	832	B 100	75,060	Avg.	65%	100%	100%	48,789
Frame Shed	1999	432	C 100	3,305	Avg.	88%	100%	100%	2,908
3,626 SFLA						Outbuilding Total			119,844

Accpt Land	224,700	**Accepted Bldg**	227,400	**Total**	452,100

Map/Lot: R04-007
Account: 486 Card: 1 of 1 Location: 1078 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	Below StreetLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/23/2022
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1642P0003 B4656P0211		
Reference 2	R-04-007/02 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
2.00	Acres-Wasteland	75.00	150	100%		150
Total Acres 3.08				Land Total		49,850

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,560 Sqft	Grade D 100	Base	112,090
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,860
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,560	Insulation	-2,381
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	95,513

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	None	85%	100%	100%	81,186

Accpt Land	49,900	Accepted Bldg	81,200	Total	131,100

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved
Reference 1	B0643P0118
Reference 2	U-05-016/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.35	Acres-Rear Land 1-10	2,500.00	5,875	100%		5,875
Total Acres 3.35					Land Total	55,375

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	725 Sqft	Grade B 95	Base	155,294
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	TYPICAL	TYPICAL	Below Average	Typical	162,266

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	92,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1925	126	B 95	6,110	Avg-	57%	100%	100%	3,483
Frame Shed	1925	200	E 100	1,132	Poor	25%	100%	100%	283
Wood Deck	1975	96	D 100	1,214	Avg-	67%	100%	100%	813
Frame Garage	1985	576	C 100	20,616	Avg.	81%	100%	100%	16,699
1,450 SFLA						Outbuilding Total			21,278

Accpt Land	55,400	Accepted Bldg	113,800	Total	169,200

Map/Lot: U15-003
Account: 1739 Card: 1 of 1 Location: 536 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/28/2018
Sale Price	525,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3957P0190 B4711P0229		
Reference 2	U-15-003/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
2.24	Acres-Commercial 1-20	15,875.00	35,560	100%		35,560
Total Acres 3.24				Land Total		193,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT UNFINISHED.	1970	5330	C 100	64,012	Avg.	74%	75%	100%	35,527
STORE FRAME.....	1970	5330	C 100	534,980	Avg.	74%	75%	100%	296,914
STORE FRAME.....	1970	3120	C 100	313,159	C Gr	74%	75%	100%	173,804
Frame Shed	0	375	C 100	2,869	C Gr	74%	75%	100%	1,592
PAVING.....	1970	12500	C 100	26,500	Avg.	74%	50%	100%	9,805
							Outbuilding Total		517,642

Accpt Land	193,900	**Accepted Bldg**	517,600	**Total**	711,500

Map/Lot: R05-116-007
Account: 759 Card: 1 of 1 Location: 11 HARRISON LANE

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/14/2017
Sale Price	228,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3726P0284		
Reference 2	R-05-116/07 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	107

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	59,375.00	59,375	175%	Neighborho	103,906
1.00	Acres-HS Size Adj	5,937.50	5,938	100%		5,938
Total Acres 1.00					Land Total	109,844

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	972 Sqft	Grade B 105	Base	189,584
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-14,583
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,144
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Good	Typical	180,145

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	174,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	216	B 100	6,616	Avg.	90%	100%	100%	5,954
Wood Deck	2004	196	B 100	3,089	Avg.	91%	100%	100%	2,811
ONE STORY FRAME	2004	196	B 100	17,682	Avg.	91%	100%	100%	16,091
ONE STORY FRAME	2004	10	B 100	902	Avg.	91%	100%	100%	821
1,907 SFLA						Outbuilding Total			25,677

Accpt Land	109,800	**Accepted Bldg**	200,400	**Total**	310,200

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1999
Sale Price	89,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2529P0107		
Reference 2	R-07-020/B5 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
1.75	Acres-Waterfront Rear	16,250.00	28,438	100%		28,438
Total Acres 2.75				Land Total		406,563

Dwelling Description **Replacement Cost New**

Colonial	Two Story	846 Sqft	Grade B 105	Base	204,292
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	210 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,115
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,573
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,706
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	234,686

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	208,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1999	576	B 105	39,074	Avg.	88%	100%	100%	34,385
Open Frame Porch	1999	36	B 105	1,446	Avg.	88%	100%	100%	1,272
Wood Deck	2001	130	C 100	1,845	Avg.	89%	100%	100%	1,642
Wood Deck	2001	170	C 100	2,355	Avg.	89%	100%	100%	2,096
FLOAT & RAMP....	2001	240	C 100	5,300	Avg.	89%	50%	100%	2,358
Open Frame Porch	1999	32	B 105	1,324	Avg.	89%	100%	100%	1,178
1,692 SFLA						Outbuilding Total			42,931

Accpt Land	406,600	**Accepted Bldg**	251,800	**Total**	658,400

Map/Lot: R02-016-B
Account: 2651 Card: 1 of 1 Location: 509 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	04/24/2020
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3694P0048		
Reference 2	R-02-016/00 0000000000		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.10	Acres-Rear Land 1-10	2,500.00	5,250	100%		5,250
Total Acres 3.10					Land Total	54,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade C 100	Base	183,407
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,568	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	166,793

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	153,450

Accpt Land	54,800	Accepted Bldg	153,500	Total	208,300

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/02/2020
Sale Price	532,490
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2350P0298		
Reference 2	R-07-020/04 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
2.60	Acres-Waterfront Rear	16,250.00	42,250	100%		42,250
Total Acres 3.60					Land Total	420,375

Dwelling Description

				Replacement Cost New	
Modern/Contemp.	One & 3/4 Story	828 Sqft	Grade B 100	Base	156,884
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	51,211
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	GOOD	GOOD	Very Good	Typical	217,893

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	204,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	48	B 100	4,330	V.G.	94%	100%	100%	4,070
1SFr Overhang	1988	20	B 100	1,804	V.G.	94%	100%	100%	1,696
Wood Deck	2023	624	C 100	8,144	Avg.	92%	100%	100%	7,492
FLOAT & RAMP....	1998	234	C 100	5,300	Avg.	88%	50%	100%	2,332
PIER.....	1998	64	C 100	678	Avg.	88%	50%	100%	298
Wood Deck	1988	200	D 100	2,354	V.G.	94%	100%	100%	2,213
Wood Deck	1988	48	C 100	800	V.G.	94%	100%	100%	752
Open Frame Porch	2020	208	B 100	6,384	Avg.	92%	100%	100%	5,873
1,517 SFLA							Outbuilding Total		24,726

Accpt Land	420,400	**Accepted Bldg**	229,500	**Total**	649,900

Map/Lot: U01-125
Account: 1263 Card: 1 of 1 Location: 35 PLEASANT STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/08/2004
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B3391P0156 (11/04)		
Reference 2	U-01-125/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.06	Acres-HS Size Adj	13,750.00	825	100%		825
Total Acres 0.06				Land Total		138,325

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	540 Sqft	Grade B 95	Base	92,507
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	524
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-5,498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,320
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1792	2005	TYPICAL	Old Type	Good	Typical	93,288

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	74,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	2005	300	B 95	37,272	Avg.	91%	100%	100%	33,918
Frame Garage	1940	252	C 100	11,391	Avg-	57%	100%	100%	6,493
Encl Frame Porch	2005	25	B 95	1,608	Good	80%	100%	100%	1,286
1,335 SFLA						Outbuilding Total			41,697

Accpt Land	138,300	**Accepted Bldg**	116,300	**Total**	254,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1683P0011
Reference 2	R-01-015/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
2.00	Acres-Rear Land 1-10	2,500.00	5,000	100%		5,000
Total Acres 3.00					Land Total	54,500

Dwelling Description **Replacement Cost New**

Conventional	One & 3/4 Story	896 Sqft	Grade C 105	Base	151,966
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-8,036
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	143,930

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	120,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1986	352	C 100	4,675	Avg.	82%	100%	100%	3,834
Frame Shed	2000	96	C 100	735	Avg.	89%	100%	100%	654
1,568 SFLA							Outbuilding Total		4,488

Accpt Land	54,500	**Accepted Bldg**	125,400	**Total**	179,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1683P0011
Reference 2	R-01-015/A0 0000000000
Tran/Land/Bldg	1 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	120	E 100	6,966	Fair	61%	100%	100%	4,249
Frame Shed	1986	96	E 100	544	Poor	47%	100%	100%	256
14' Mobile Home	1972	14X60	D 100	74,925	Fair	30%	50%	100%	11,239
2,528 SFLA							Outbuilding Total		15,744

Accpt Land	0	**Accepted Bldg**	15,700	**Total**	15,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	54,500	125,400	179,900	54,500	125,400	179,900
2	0	15,700	15,700	0	15,700	15,700
TOTAL	54,500	141,100	195,600	54,500	141,100	195,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1439P0153 (DRESDEN BK/PG)
Reference 2	R-02-058
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 25 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.20	Acres-Rear Land 1-10	2,500.00	8,000	100%		8,000
Total Acres 3.20					Land Total	8,000

Dwelling Description **Replacement Cost New**

Other	Two Story	612 Sqft	Grade B 95	Base	109,400
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,103
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	112,503

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	94,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	336	C 100	4,471	Avg.	83%	100%	100%	3,711
Encl Frame Porch	2002	144	C 110	6,960	Avg.	90%	90%	100%	5,638
Frame Garage	2002	840	C 110	30,948	Avg.	90%	100%	100%	27,853
1 Story/BASEMENT	1988	408	C 110	41,565	Avg.	83%	100%	100%	34,499
1,632 SFLA							Outbuilding Total		71,701

Accpt Land	8,000	**Accepted Bldg**	166,200	**Total**	174,200

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B1640P0109
Reference 2	R-04-021/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
15.00	R 20+-Rear 20+	625.00	9,375	100%		9,375
Total Acres 35.00				Land Total		46,875

Accpt Land 46,900 **Accepted Bldg** 0 **Total** 46,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2217P0223 B4204P0005
Reference 2	R-05-025/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.99	Acres-Rear Land 1-10	2,500.00	2,475	100%		2,475
Total Acres 1.99					Land Total	51,975

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,454 Sqft	Grade C 105	Base	178,576
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Below Average	Typical	178,576

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	125,003

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	160	C 105	4,552	Avg-	70%	100%	100%	3,186
Wood Deck	1970	192	C 105	2,766	Avg-	70%	100%	100%	1,936
Frame Garage	1970	416	D 100	13,812	Fair	52%	100%	100%	7,182
Wood Deck	1970	48	C 100	800	Avg-	65%	100%	100%	520
1,454 SFLA							Outbuilding Total		12,824

Accpt Land	52,000	Accepted Bldg	137,800	Total	189,800

Map/Lot: U01-054
Account: 1187 Card: 1 of 1 Location: 61 WATER STREET

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/12/2017
Sale Price	340,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1492P0005		
Reference 2	U-01-054/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.30	Acres-Influence W Size Adj	21,875.00	6,563	100%		6,563
Total Acres 0.30				Land Total		225,313

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	804 Sqft	Grade B 105	Base	156,817
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-5,654
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,429
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	0	TYPICAL	TYPICAL	Above Average	Typical	167,466

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	125,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1983	516	B 105	57,702	Avg+	75%	100%	100%	43,276
ONE STORY FRAME	1999	528	B 100	47,635	Avg.	88%	100%	100%	41,919
Open Frame Porch	1845	12	B 105	712	Avg+	75%	100%	100%	534
Wood Deck	1960	430	C 100	5,670	Avg.	69%	100%	100%	3,912
Frame Garage	1998	440	C 100	16,744	Avg.	88%	100%	100%	14,735
2,451 SFLA						Outbuilding Total			104,376

Accpt Land	225,300	**Accepted Bldg**	230,000	**Total**	455,300

Neighborhood	RURAL NORTHWEST		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellPublic Sewer		
Street	Paved		

Sale Data

Sale Date	12/08/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3334P0225 B3979P0093B4078P0141		
Reference 2	U-04-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
0.80	Acres-HS Size Adj	3,500.00	2,800	100%		2,800
Total Acres 0.80				Land Total		37,800

Dwelling Description **Replacement Cost New**

Ranch	One Story	988 Sqft	Grade C 105	Base	121,344
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	132,725

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	95,562

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1958	280	C 105	27,228	Avg.	72%	100%	100%	19,604
Frame Garage	1958	576	C 105	21,648	Avg.	72%	100%	100%	15,587
Wood Deck	1958	384	C 105	5,338	Avg.	72%	100%	100%	3,843
Swimming Pool	1991	1	C 100	7,224	Avg.	99%	100%	100%	7,152
Unfin Basement	1958	576	C 105	3,024	Avg.	72%	100%	100%	2,177
1,268 SFLA						Outbuilding Total			48,363

Accpt Land	37,800	Accepted Bldg	143,900	Total	181,700

Neighborhood	VILLAGE
Zoning/Use	RES. USE in BUS ZONE
Topography	Above Street
Utilities	All Public
Street	Paved
Reference 1	B0944P0072 B4537P0075
Reference 2	U-01-044/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.15	Acres-HS Size Adj	13,750.00	2,063	100%		2,063
Total Acres 0.15				Land Total		139,563

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	630 Sqft	Grade B 100	Base	113,605
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,501
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1803	0	GOOD	TYPICAL	Above Average	Typical	109,104

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	81,828

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1880	420	B 100	54,930	Avg.	65%	0%	100%	0
ONE STORY FRAME	1880	20	B 100	1,804	Avg.	65%	0%	100%	0
TWO STORY FRAME	1880	54	B 100	7,941	Avg.	65%	0%	100%	0
Open Frame Porch	1880	44	B 100	1,610	Avg+	75%	100%	100%	1,208
Wood Deck	1980	128	C 100	1,820	Avg.	79%	100%	100%	1,438
1.50 ST ATT SHED	1880	340	B 100	3,955	Avg.	65%	0%	100%	0
1,808 SFLA						Outbuilding Total			2,646

Accpt Land	139,600	Accepted Bldg	84,500	Total	224,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/30/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3565P0296 B4099P0213		
Reference 2	R-04-011/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 2.10					Land Total	52,250

Dwelling Description

Colonial	One & 3/4 Story	925 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	WOOD SHINGLE	Masonry Trim	None	Base	189,009
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-9,088
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	165,760

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	145,869

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	192	B 100	5,919	Avg+	88%	100%	100%	5,209
Frame Shed	1980	200	B 100	1,760	Avg+	88%	100%	100%	1,549
Frame Shed	1980	80	D 100	526	Avg-	70%	100%	100%	368
1.75 ST GARAGE..	1980	676	C 100	59,024	Avg.	79%	100%	100%	46,629
ONE STORY FRAME 2,195 SFLA	2008	576	C 100	45,188	Avg.	92%	100%	100%	41,573
							Outbuilding Total		95,328

Accpt Land	52,300	**Accepted Bldg**	241,200	**Total**	293,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0983P0123
Reference 2	R-04-011/B1
Tran/Land/Bldg	6 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
6.80	Acres-Rear Land 1-10	2,500.00	17,000	100%		17,000
Total Acres 7.80				Land Total		66,500

Accpt Land 66,500 **Accepted Bldg** 0 **Total** 66,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/10/2021
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1688P0208		
Reference 2	U-02-026/00 0000000000		
Tran/Land/Bldg	9 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	75%	Neighborho	103,125
0.36	Acres-HS Size Adj	13,750.00	4,950	100%		4,950
Total Acres 0.36					Land Total	108,075

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	880 Sqft	Grade B 100	Base	202,383
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-3,144
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	0
Rooms	9	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	3			Fireplace	12,261
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Below Average	Typical	216,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	123,347

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1820	418	B 100	44,520	Avg-	57%	100%	100%	25,376
ONE STORY FRAME	1820	342	B 100	30,855	Avg-	57%	100%	100%	17,587
2.00 ST BARN....	1820	900	C 100	70,382	Avg-	57%	75%	100%	30,088
Wood Deck	1991	352	C 100	4,675	Avg.	84%	100%	100%	3,927
Unfinished Attic	1820	152	B 100	952	Avg-	57%	100%	100%	543
Frame Shed	1820	152	B 100	1,338	Avg-	57%	100%	100%	763
Finished Attic	1820	342	B 100	7,896	Avg-	57%	100%	100%	4,501
2,657 SFLA							Outbuilding Total		82,785

Accpt Land	108,100	**Accepted Bldg**	206,100	**Total**	314,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/17/2021
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2166P0165		
Reference 2	U-23-021/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.70	Acres-HS Size Adj	3,750.00	2,625	100%		2,625
Total Acres 0.70				Land Total		40,125

Dwelling Description

				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	106,676
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	684 Sqft, Grade C	Basement Gar	None	Fin Bsmt	38,074
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,452
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	140,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	109,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1973	288	C 100	3,860	Avg.	78%	100%	100%	3,011
912 SFLA						Outbuilding Total			3,011

Accpt Land	40,100	**Accepted Bldg**	112,400	**Total**	152,500

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	09/23/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2629P0108 B4442P0113		
Reference 2	R-06-013/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
5.70	Acres-Rear Land 1-10	2,500.00	14,250	100%		14,250
Total Acres 6.70					Land Total	63,750

Dwelling Description **Replacement Cost New**

Conventional	One Story	816 Sqft	Grade B 95	Base	99,310
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,352
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,757
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	2002	TYPICAL	TYPICAL	Average	Typical	102,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	83,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	170	C 100	4,590	Avg.	89%	100%	100%	4,085
ONE STORY FRAME	2001	32	B 95	2,742	Avg.	89%	100%	100%	2,440
1 & 1/2 STORY FR	2001	600	B 95	64,788	Avg.	89%	100%	100%	57,661
Wood Deck	2002	618	C 100	8,068	Avg.	90%	100%	100%	7,261
ONE STORY FRAME	2015	120	B 95	10,285	Avg.	92%	100%	100%	9,462
Frame Garage	2015	576	C 100	20,616	Avg.	92%	100%	100%	18,967
1,868 SFLA						Outbuilding Total			99,876

Accpt Land	63,800	**Accepted Bldg**	183,100	**Total**	246,900

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	09/23/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2629P0108	12/00	
Reference 2	R-06-013/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT 2,044 SFLA	2010	176	B 95	17,808	Avg.	92%	100%	100%	16,383
						Outbuilding Total			16,383

Accpt Land	0	**Accepted Bldg**	16,400	**Total**	16,400

Name: WHITTAKER, MELINDA N J/T
WHITTAKER JR., JOHN L

Map/Lot: R06-013

Account: 830

Location: 11 LAMSON LANE

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	63,800	183,100	246,900	63,800	183,100	246,900
2	0	16,400	16,400	0	16,400	16,400
TOTAL	63,800	199,500	263,300	63,800	199,500	263,300

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/09/2002
Sale Price	48,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B2944P283 B2910P221 09/02		
Reference 2	U-01-147/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	90%	Topography	196,875
0.27	Acres-Influence W Size Adj	21,875.00	5,906	100%		5,906
Total Acres 0.27					Land Total	202,781

Accpt Land	202,800	**Accepted Bldg**	0	**Total**	202,800

Map/Lot: U01-160
Account: 1300 Card: 1 of 1 Location: 8 HIGH STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/03/2001
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2715P0091 (08/01)		
Reference 2	U-01-160/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.87	Acres-Influence W Size Adj	21,875.00	19,031	100%		19,031
Total Acres 0.87				Land Total		237,781

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	910 Sqft	Grade A 100	Base	262,986
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-16,233
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-5,708
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-4,329
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1837	0	Obsolete	Obsolete	Average	Typical	236,716

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Deferred Maintenance	Location	65%	57%	80%	70,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1837	304	A 100	57,855	Avg.	65%	60%	80%	18,051
ONE STORY FRAME	1920	352	A 100	37,004	Avg.	65%	60%	80%	11,545
ONE STORY FRAME	1920	224	A 100	23,548	Avg.	65%	60%	80%	7,347
Open Frame Porch	1920	144	A 100	5,268	Avg.	65%	100%	80%	2,739
Encl Frame Porch	1920	64	A 100	4,104	Avg.	65%	100%	80%	2,134
Frame Garage	1940	540	C 100	19,591	Avg.	65%	70%	80%	7,131
Tennis Court	1970	3200	D 100	13,932	Fair	52%	10%	80%	579
Patio	2006	196	C 100	2,061	Avg.	92%	80%	80%	1,214
3,004 SFLA						Outbuilding Total			50,740

Accpt Land	237,800	**Accepted Bldg**	120,900	**Total**	358,700

Neighborhood	RURAL NORTHEAST		
Zoning/Use	SHORE RESIDENTIA		
Topography	Rolling		
Utilities	Drilled WellSeptic System		
Street	Paved		

Sale Data

Sale Date	09/24/2020
Sale Price	490,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	0 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	200%	Neighborho	81,250
0.47	Acres-HS Size Adj	4,062.50	1,909	100%		1,909
Total Acres 0.47				Land Total		83,159

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,260 Sqft	Grade C 110	Base	223,879
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	10,934
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,020
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	241,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	222,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2022	190	C 110	9,025	Avg.	92%	100%	100%	8,303
Unfin Basement	2019	150	C 110	825	Avg.	92%	100%	100%	759
Frame Garage	2019	576	C 110	22,678	Avg.	92%	100%	100%	20,864
Wood Deck	2019	70	C 110	1,188	Avg.	92%	100%	100%	1,093
2.5 Story/BSMT	2019	0	C 110	0	Avg.	92%	100%	100%	0
Open Frame Porch	2019	14	C 110	705	Avg.	92%	100%	100%	649
Wood Deck	2019	140	C 110	2,170	Avg.	92%	100%	100%	1,996
2,205 SFLA						Outbuilding Total			33,664

Accpt Land	83,200	**Accepted Bldg**	256,200	**Total**	339,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2304P0132
Reference 2	U-21-011/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.95	Acres-HS Size Adj	4,125.00	3,919	100%		3,919
Total Acres 0.95				Land Total		45,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1972	80	D 100	526	Avg-	66%	100%	100%	347
1S AD/GAR.....	1972	900	C 100	74,314	Avg.	75%	100%	100%	55,736
						Outbuilding Total			56,083

Accpt Land	45,200	**Accepted Bldg**	56,100	**Total**	101,300

Map/Lot: R07-003
Account: 902 Card: 1 of 1 Location: 160 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/21/2022
Sale Price	67,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2303P0003		
Reference 2	R-07-003/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.10	Acres-Rear Land 1-10	2,500.00	250	100%		250
Total Acres 1.10				Land Total		45,625

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 100	Base	157,206
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	143,574

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	132,088

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2022	32	C 100	1,096	Avg.	92%	100%	100%	1,008
Wood Deck	2022	64	C 100	1,004	Avg.	92%	100%	100%	924
Frame Garage	2022	336	C 100	13,782	Avg.	92%	100%	100%	12,679
1,344 SFLA						Outbuilding Total			14,611

Accpt Land	45,600	**Accepted Bldg**	146,700	**Total**	192,300

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	BLD #2
Reference 2	U-20-001/02 0000000000
Tran/Land/Bldg	1 1 13
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
HANGAR STEEL	1990			- - - - S O U N D V A L U E - - - -					31,000
							Outbuilding Total		31,000

Accpt Land	0	**Accepted Bldg**	31,000	**Total**	31,000

Map/Lot: R01-007
Account: 55 Card: 1 of 1 Location: 306 WILLOW LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/31/2012
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4530P0247		
Reference 2	R-01-007/00 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.70	Acres-Rear Land 1-10	2,500.00	4,250	100%		4,250
Total Acres 2.70					Land Total	53,750

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,040 Sqft	Grade D 100	Base	74,726
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,907
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,588
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Inadeq.	64,895

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	99%	100%	55,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	27	C 100	531	Avg-	75%	100%	100%	398
Wood Deck	1991	80	C 100	1,208	Avg-	75%	100%	100%	906
Frame Garage	1991	576	C 100	20,616	Avg.	84%	100%	100%	17,317
Wood Deck	2006	24	C 100	494	Avg-	82%	100%	100%	405
Frame Shed	2019	150	D 100	986	Avg-	82%	100%	100%	809
1,040 SFLA						Outbuilding Total			19,835

Accpt Land	53,800	**Accepted Bldg**	75,100	**Total**	128,900

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/17/2006
Sale Price	106,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3774P0143		
Reference 2	R-02-017/G SER #SY12978AB		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.60	Acres-Rear Land 1-10	2,500.00	1,500	100%		1,500
Total Acres 1.60				Land Total		51,000

Accpt Land	51,000	**Accepted Bldg**	0	**Total**	51,000

Map/Lot: U11-016-009
Account: 1658 Card: 1 of 1 Location: 48 PAGE AVENUE

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/26/2018
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2706P0116 B4720P0156
Reference 2	U-11-016/09 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.70	Acres-HS Size Adj	3,750.00	2,625	100%		2,625
Total Acres 0.70				Land Total		40,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,100 Sqft	Grade C 105	Base	135,099
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,638
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,455
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	136,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	121,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	108	C 105	5,101	Good	89%	100%	100%	4,540
Frame Garage	1975	576	C 105	21,648	Good	89%	100%	100%	19,267
ONE STORY FRAME	2002	504	C 100	39,539	Avg.	90%	100%	100%	35,585
Wood Deck	1975	48	C 105	840	Good	89%	100%	100%	748
1,604 SFLA						Outbuilding Total			60,140

Accpt Land	40,100	Accepted Bldg	182,000	Total	222,100

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/26/2008
Sale Price	122,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4086P0116		
Reference 2	U-20-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
2.21	Acres-Rear Land 1-10	2,500.00	5,525	100%		5,525
Total Acres 3.21					Land Total	50,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,152 Sqft	Grade C 105	Base	141,486
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Fair	Typical	141,486

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	48%	100%	100%	67,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1954	36	C 105	1,258	Fair	48%	100%	100%	604
Encl Frame Porch	1954	120	C 105	5,615	Fair	48%	100%	100%	2,695
Frame Garage	1954	280	C 105	12,799	Fair	48%	100%	100%	6,144
1,152 SFLA							Outbuilding Total		9,443

Accpt Land	50,900	**Accepted Bldg**	77,400	**Total**	128,300

Map/Lot: R04-010-A06
Account: 1929 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #6

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	07/21/2020
Sale Price	22,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Reference 1	BILL OF SALE 7/21/2020		
Reference 2	W-006 SER #1223441		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1999	14X70	D 100	84,690	Avg.	75%	50%	100%	31,658
Wood Deck	2022	60	D 100	819	Avg.	92%	100%	100%	753
Frame Shed	2015	96	D 100	632	Avg.	92%	100%	100%	581
980 SFLA						Outbuilding Total			32,992

Accpt Land	0	**Accepted Bldg**	33,000	**Total**	33,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	12/01/2000
Sale Price	500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2629P0107 12/00		
Reference 2	R-06-013/E0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38				Land Total		50,450

Dwelling Description **Replacement Cost New**

Double Wide	One Story	1,056 Sqft	Grade D 100	Base	75,876
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,090
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,612
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Below Average	Typical	62,174

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	47,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1991	96	D 100	632	Avg-	75%	100%	100%	474
1.50 ST SHED....	2001	400	C 100	3,500	Avg.	89%	100%	100%	3,115
Open Frame Porch	2002	128	C 100	3,526	Avg.	90%	100%	100%	3,173
SOLAR PANELS	2023	14	C 100	700	Avg.	92%	100%	100%	644
1,056 SFLA						Outbuilding Total			7,406

Accpt Land	50,500	**Accepted Bldg**	54,700	**Total**	105,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0856P0133
Reference 2	R-02-007/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.30	Acres-Rear Land 1-10	2,500.00	750	100%		750
Total Acres 1.30					Land Total	50,250

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 105	Base	106,114
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	106,114

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	82,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1972	288	C 105	23,724	Avg.	78%	100%	100%	18,505
Wood Deck	1972	144	C 105	2,125	Avg.	78%	100%	100%	1,658
Encl Frame Porch	1972	32	C 105	1,844	Avg.	78%	100%	100%	1,438
Frame Garage	1972	672	C 105	24,518	Avg.	78%	100%	100%	19,124
Frame Shed	1972	204	D 100	1,341	Fair	53%	100%	100%	711
AB.GR. POOL.....	1972	1	C 100	1,250	Avg.	99%	100%	100%	1,238
1,152 SFLA							Outbuilding Total		42,674

Accpt Land	50,300	Accepted Bldg	125,400	Total	175,700

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Below StreetSteep
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B2366P0084
Reference 2	R-03-032/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.02	Acres-Rear Land 1-10	2,500.00	50	100%		50
Total Acres 1.02					Land Total	49,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	118,065
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	118,065

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	103,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2001	80	C 100	612	Avg.	89%	100%	100%	545
Frame Shed	2020	280	C 100	2,142	Avg.	92%	100%	100%	1,971
1,152 SFLA						Outbuilding Total			2,516

Accpt Land	49,600	**Accepted Bldg**	106,400	**Total**	156,000

Map/Lot: U01-135
Account: 1273 Card: 1 of 1 Location: 19 SUMMER STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/22/2020
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3932P0075		
Reference 2	U-01-135/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.12	Acres-HS Size Adj	13,750.00	1,650	100%		1,650
Total Acres 0.12				Land Total		139,150

Dwelling Description **Replacement Cost New**

Conventional	One Story	360 Sqft	Grade C 100	Base	40,104
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Hot Water C	Cooling	0% None	Heat	-479
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	5,680
Attic	Full Finished			Attic	8,272
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2012	TYPICAL	TYPICAL	Average	Typical	53,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	34,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1890	360	C 100	40,680	Avg.	65%	100%	100%	26,442
ONE STORY FRAME	1890	168	C 100	13,180	Avg.	65%	100%	100%	8,567
Wood Deck	1890	184	C 100	2,534	Avg.	65%	100%	100%	1,647
Finished Attic	1890	168	C 100	3,372	Avg.	65%	100%	100%	2,192
Wood Deck	2022	160	C 100	2,228	Avg.	92%	100%	100%	2,050
Frame Shed	2023			----SOUND VALUE----					3,000
1,135 SFLA						Outbuilding Total			43,898

Accpt Land	139,200	Accepted Bldg	78,700	Total	217,900

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1361P0281
Reference 2	U-01-116/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.19	Acres-Influence W Size Adj	21,875.00	4,156	100%		4,156
Total Acres 0.19				Land Total		222,906

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,360 Sqft	Grade B 100	Base	312,774
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-9,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	Full Finished			Attic	21,760
FirePlaces	6			Fireplace	19,644
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1793	2010	TYPICAL	TYPICAL	Below Average	Typical	352,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	200,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1940	300	D 100	10,971	Fair	42%	100%	100%	4,608
Wood Deck	1990	30	C 100	570	Avg.	84%	100%	100%	479
Wood Deck	2010	154	C 100	2,151	Avg.	92%	100%	100%	1,979
2,720 SFLA						Outbuilding Total			7,066

Accpt Land	222,900	**Accepted Bldg**	208,100	**Total**	431,000

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/12/2008
Sale Price	5,100
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4050P0255		
Reference 2	U-01-128/00 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	5%	Restrictio	10,938
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09				Land Total		12,907

Accpt Land	12,900	**Accepted Bldg**	0	**Total**	12,900

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B2595P0098
Reference 2	U-03-027/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	0 50 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
1.00	Acres-Influence W Size Adj	21,875.00	21,875	100%		21,875
1.31	Acres-Waterfront Rear	16,250.00	21,288	100%		21,288
Total Acres 2.31				Land Total		261,913

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade B 100	Base	147,581
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,165
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1928	0	TYPICAL	TYPICAL	Fair	Typical	155,746

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	100%	100%	65,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1928	90	B 100	8,119	Fair	42%	100%	100%	3,410
1 Story/BASEMENT	1928	672	B 100	71,570	Fair	42%	100%	100%	30,059
Encl Frame Porch	1928	252	C 100	10,735	Avg.	65%	100%	100%	6,978
Encl Frame Porch	1980	1288	C 100	53,018	Fair	57%	50%	100%	15,110
Frame Garage	1950	483	C 100	17,969	Fair	42%	100%	100%	7,547
1.50 ST BARN....	1950	1081	C 100	52,978	Avg.	65%	100%	100%	34,436
Frame Shed	1928	100	D 100	658	Avg-	57%	100%	100%	375
2,202 SFLA						Outbuilding Total			97,915

Accpt Land	261,900	Accepted Bldg	163,300	Total	425,200

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/09/2018
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4255P0281		
Reference 2	R-05-119/A3 0000000000		
Tran/Land/Bldg	6 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	100%		40,625
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
0.80	Acres-Rear Land 1-10	2,500.00	2,000	100%		2,000
Total Acres 1.80					Land Total	46,688

Dwelling Description / **Replacement Cost New**

Double Wide	One Story	1,144 Sqft	Grade D 100	Base	82,199
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,097
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	72,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	66,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	1008	D 100	28,309	Avg.	92%	100%	100%	26,044
Patio	2020	224	D 100	2,004	Avg.	92%	100%	100%	1,844
Frame Shed	2018	128	D 100	841	Avg.	92%	100%	100%	774
Frame Shed	2020	192	D 100	1,262	Avg.	92%	100%	100%	1,161
1,144 SFLA							Outbuilding Total		29,823

Accpt Land	46,700	**Accepted Bldg**	96,800	**Total**	143,500

Neighborhood	RURAL WEST
Zoning/Use	NEQ. WATERSHED
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/08/2005
Sale Price	236,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3607P0191		
Reference 2	R-01-044/H0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	90%	Topography	40,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.20	R 20+-Rear 20+	625.00	3,875	100%		3,875
Total Acres 17.20					Land Total	73,875

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	131,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	62,344
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	193,349

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	170,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1990	576	C 100	20,616	Avg-	74%	100%	100%	15,256
Frame Shed	1996	288	D 100	1,895	Avg-	77%	100%	100%	1,459
Frame Shed	1996	64	D 100	421	Avg-	77%	100%	100%	324
1.50 ST BARN....	1999	1232	C 100	59,595	Avg-	78%	50%	100%	23,242
1,120 SFLA							Outbuilding Total		40,281

Accpt Land	73,900	**Accepted Bldg**	210,400	**Total**	284,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/22/2007
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3898P0051		
Reference 2	R-03-009/006		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	80%	Topography	36,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.79	Acres-Rear Land 1-10	2,500.00	4,475	100%		4,475
Total Acres 2.79					Land Total	44,975

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,188 Sqft	Grade B 100	Base	220,680
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	38%			Unfinished	-35,478

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	185,202

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	170,386

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2006	1024	B 100	84,571	Avg.	92%	100%	100%	77,805
ONE STORY FRAME	2006	220	B 100	19,848	Avg.	92%	100%	100%	18,260
Unfinished Attic	2006	220	B 100	1,379	Avg.	92%	100%	100%	1,269
1,509 SFLA							Outbuilding Total		97,334

Accpt Land	45,000	**Accepted Bldg**	267,700	**Total**	312,700

Map/Lot: U01-041
Account: 1174 Card: 1 of 1 Location: 52 WATER STREET

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0910P0030
Reference 2	U-01-041/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.05	Acres-Commercial Size Adj	11,875.00	594	100%		594
Total Acres 0.05				Land Total		136,569

Dwelling Description

				Replacement Cost New	
Other	One Story	1,112 Sqft	Grade B 95	Base	124,237
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-20,486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,551
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Obsolete	Obsolete	Above Average	Typical	105,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	95%	100%	75,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1860	228	B 95	1,905	Avg+	75%	95%	100%	1,358
1,112 SFLA							Outbuilding Total		1,358

Land	136,500	Bldg Override	64,800	Total	201,300

Map/Lot: R04-010-A
Account: 493 Card: 1 of 1 Location: 1051 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2021
Sale Price	950,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3680P0187 (05/06)		
Reference 2	R-04-010/A0 0000000000		
Tran/Land/Bldg	8 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Sites-Mobile Home Site	15,875.00	539,750	100%		539,750
2.00	Acres-Base Homesite Value	45,000.00	90,000	10%		9,000
2.00	Acres-HS Size Adj	4,500.00	9,000	100%		9,000
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
13.48	R 20+-Rear 20+	625.00	8,425	100%		8,425
Total Acres 35.48				Land Total		603,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1970	760	D 100	5,000	Fair	52%	100%	100%	2,600
Frame Shed	2021	480	C 100	3,672	Avg.	92%	100%	100%	3,378
							Outbuilding Total		5,978

Land	511,900	**Accepted Bldg**	6,000	**Total**	517,900

Map/Lot: R04-010-A02
Account: 1926 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #2

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	05/27/2021
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	W-002	0000000000	
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1992	14X70	D 100	84,690	Avg-	51%	50%	100%	21,702
Wood Deck	1992	36	C 100	646	Avg.	85%	100%	100%	549
980 SFLA						Outbuilding Total			22,251

Accpt Land	0	**Accepted Bldg**	22,300	**Total**	22,300

Map/Lot: R04-010-A23
Account: 1943 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #23

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	05/27/2021
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B0000P0000		
Reference 2	W-023	0000000000	
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ENC. PORCH...	2000	80	D 100	1,720	Avg-	79%	100%	100%	1,359
14' Mobile Home	1987	14X66	D 100	80,784	Avg-	40%	50%	100%	16,157
Wood Deck	2010	100	C 100	1,462	Avg.	92%	100%	100%	1,345
924 SFLA							Outbuilding Total		18,861

Accpt Land	0	**Accepted Bldg**	18,900	**Total**	18,900

Map/Lot: R04-010-A17
Account: 1955 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #17

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2021
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	R-04-010-A17		
Tran/Land/Bldg	6 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 728 SFLA	1992	14X52	D 100	67,113	Avg-	51%	50%	100%	17,198
						Outbuilding Total			17,198

Accpt Land	0	**Accepted Bldg**	17,200	**Total**	17,200

Map/Lot: R04-010-A21
Account: 2435 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #21

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2021
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	W-021 SER. #UST 025319		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1980	14X56	D 100	71,019	Avg-	40%	50%	100%	14,204
MH OPEN PORCH...	1980	90	D 100	968	Avg-	70%	100%	100%	678
Frame Shed	2018	80	D 100	526	Avg-	82%	100%	100%	431
784 SFLA							Outbuilding Total		15,313

Accpt Land	0	**Accepted Bldg**	15,300	**Total**	15,300

Map/Lot: R04-010-A24
Account: 2436 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #24

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2021
Sale Price	0
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B0000P0000		
Reference 2	W-024 SER # OH-M-2875		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	2000	14X52	D 100	67,113	Avg.	77%	50%	100%	25,727
Wood Deck	2020	70	D 100	929	Avg.	92%	100%	100%	855
Frame Shed	2000	144	D 100	948	Avg.	89%	100%	100%	844
728 SFLA							Outbuilding Total		27,426

Accpt Land	0	**Accepted Bldg**	27,400	**Total**	27,400

Map/Lot: R04-010-A18
Account: 2542 Card: 1 of 1 Location: 1051 GARDINER ROAD LOT #18

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	
Utilities	
Street	

Sale Data

Sale Date	05/27/2021
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	BILL OF SALE 07/19/2017		
Reference 2	R04-010-A18		
Tran/Land/Bldg	0 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1995	14X70	D 100	84,690	Avg.	67%	50%	100%	28,432
Wood Deck	1995	80	D 100	1,039	Avg.	86%	100%	100%	894
980 SFLA						Outbuilding Total			29,326

Accpt Land	0	**Accepted Bldg**	29,300	**Total**	29,300

Map/Lot: U01-143
Account: 1282 Card: 1 of 1 Location: 21 HIGH STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	U-01-143/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.48	Acres-HS Size Adj	13,750.00	6,600	100%		6,600
Total Acres 0.48					Land Total	144,100

Dwelling Description

				Replacement Cost New	
Other	Two Story	1,482 Sqft	Grade A 100	Base	350,420
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	588 Sqft, Grade D	Basement Gar	None	Fin Bsmt	28,148
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	0
Attic	Floor & Stairs			Attic	4,230
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1805	1980	Obsolete	TYPICAL	Above Average	Typical	382,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	97%	100%	278,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	1488	A 100	156,424	Avg+	75%	100%	100%	117,318
BSMT FINISHED...	1980	1488	A 100	106,523	Avg+	75%	100%	100%	79,892
ONE STORY FRAME	1900	144	A 100	15,138	Avg+	75%	100%	100%	11,354
4,596 SFLA							Outbuilding Total		208,564

Accpt Land	144,100	Accepted Bldg	487,100	Total	631,200

Map/Lot: R03-052
Account: 384 Card: 1 of 1 Location: 794 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0595P0148
Reference 2	R-03-052/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	11 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%	Access	4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%	Topography	25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%	Topography	12,500
11.00	R 20+-Rear 20+	625.00	6,875	100%	Topography	6,875
Total Acres 32.00					Land Total	93,875

Dwelling Description **Replacement Cost New**

Other	One Story	1,056 Sqft	Grade C 100	Base	105,874
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1970	None	None	Average	Typical	101,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	73%	65%	100%	48,216

Accpt Land	93,900	**Accepted Bldg**	48,200	**Total**	142,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/19/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4165P0280 B4793P0266		
Reference 2	R-06-008/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
9.00	Acres-Commercial Prime	52,500.00	472,500	100%		472,500
0.60	Acres-Commercial 1-20	4,750.00	2,850	100%		2,850
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
Total Acres 11.60				Land Total		580,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Multi Res Elderly	1972			- - - - S O U N D V A L U E - - - -					5,676,100
UNF. BASEMENT	0	4560	C 100	54,765	Fair	42%	100%	100%	23,001
							Outbuilding Total		5,699,101

Accpt Land	580,200	**Accepted Bldg**	5,699,100	**Total**	6,279,300

Map/Lot: R06-008
Account: 822 Card: 2 of 2 Location: 146 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/19/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B4165P0280 B4793P0266		
Reference 2	R-06-008/00 0000000000		
Tran/Land/Bldg	1 0 0		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
GD Cost Senior Citizen	2023			- - - - S O U N D V A L U E - - - -					5,934,700
							Outbuilding Total		5,934,700

Accpt Land	0	**Accepted Bldg**	5,934,700	**Total**	5,934,700

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	580,200	5,699,100	6,279,300	580,200	5,699,100	6,279,300
2	0	5,934,700	5,934,700	0	5,934,700	5,934,700
TOTAL	580,200	11,633,800	12,214,000	580,200	11,633,800	12,214,000

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2023			- - - - S O U N D V A L U E - - - -					3,273,400
							Outbuilding Total		3,273,400

Accpt Land	0	**Accepted Bldg**	3,273,400	**Total**	3,273,400

Map/Lot: R05-046-001
Account: 635 Card: 1 of 1 Location: 274 WEST ALNA ROAD

Neighborhood	RURAL NORTH
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/23/2012
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B4562P0158 B4562P0287		
Reference 2	R-05-045/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	105

Dwelling Description

Cape Cod	Two Story	560 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	101,810
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,458
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Below Average	Typical	106,268

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	57%	100%	95%	57,544

Accpt Land	0	**Accepted Bldg**	57,500	**Total**	57,500

Neighborhood	RURAL NORTH
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B4562P0158 B4562P0287
Reference 2	R-05-046/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	155%		73,916
2.00	Acres-Commercial Size Adj	4,750.00	9,500	100%		9,500
20.00	Acres-Commercial 1-20	4,750.00	95,000	100%		95,000
13.00	Acres-Commercial 1-20	4,750.00	61,750	100%		61,750
Total Acres 35.00				Land Total		240,166

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SCORING TOWER	1990	2160	D 100	185,760	Avg-	74%	50%	100%	68,731
SOUVENIR	1993	1320	D 100	113,520	Avg-	76%	50%	100%	43,138
RESTROOMS	1960	400	D 100	10,320	Avg-	61%	50%	100%	3,148
MAIN GATE TB	1960	48	D 100	269	Avg-	61%	100%	100%	164
ELECTRIC SHED	1960	24	D 100	135	Avg-	61%	100%	100%	82
WILFORD	1990	374	D 100	32,164	Avg-	74%	50%	100%	11,900
PIT CONCESSION	1993	960	D 100	82,560	Avg-	76%	50%	100%	31,373
TECH SHACK	1991	448	D 100	9,295	Avg.	84%	100%	100%	7,808
PHOTO BOOTH	1960	80	D 100	448	Avg-	61%	100%	100%	273
TOOL SHED	1960	260	D 100	5,394	Avg-	61%	100%	100%	3,290
							Outbuilding Total		169,907

Accpt Land	240,200	**Accepted Bldg**	169,900	**Total**	410,100

Neighborhood	RURAL NORTH
Zoning/Use	COMMERCIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B4562P0158 B4562P0287
Reference 2	R-05-046/00 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TIRE BARN/TB	2013	1152	C 100	27,792	Avg.	92%	100%	100%	25,569
TIRE BARN/TB	2020	672	C 100	16,212	Avg.	92%	100%	100%	14,915
Frame Garage	2022	5880	D 100	147,618	Avg.	92%	75%	100%	101,857
							Outbuilding Total		142,341

Accpt Land	0	**Accepted Bldg**	142,300	**Total**	142,300

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	240,200	169,900	410,100	240,200	169,900	410,100
2	0	142,300	142,300	0	142,300	142,300
TOTAL	240,200	312,200	552,400	240,200	312,200	552,400

Map/Lot: R06-013-D
Account: 834 Card: 1 of 1 Location: 32 LAMSON LANE

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-06-013/D0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	14 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.20	Acres-HS Size Adj	4,500.00	900	100%		900
Total Acres 0.20				Land Total		45,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWER.....	0			- - - - S O U N D V A L U E - - - -					100,000
								Outbuilding Total	100,000

Accpt Land 45,900 **Accepted Bldg** 100,000 **Total** 145,900

Map/Lot: R07-040
Account: 969 Card: 1 of 1 Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-07-040/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	14 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.92	Acres-Rear Land 1-10	2,500.00	7,300	100%		7,300
Total Acres 2.92				Land Total		7,300

Accpt Land 7,300 **Accepted Bldg** 0 **Total** 7,300

Map/Lot: U10-011
Account: 1611 Card: 1 of 1 Location: 65 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1258P0039
Reference 2	U-10-011/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	14 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Base Homesite Value	41,250.00	288,750	100%		288,750
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.00	R 20+-Rear 20+	625.00	10,625	100%		10,625
Total Acres 38.00				Land Total		341,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,008 Sqft	Grade B 105	Base	135,590
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,203
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,429
Attic	Full Finished			Attic	18,321
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Obsolete	Obsolete	Average	Typical	141,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	95%	100%	115,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1991	1080	B 105	93,378	Avg.	86%	100%	100%	80,305
ONE STORY FRAME	1991	160	B 105	15,156	Avg.	86%	100%	100%	13,034
Encl Frame Porch	1991	64	B 105	3,699	Avg.	86%	100%	100%	3,181
Frame Shed	1960	800	B 100	7,038	Avg.	69%	100%	100%	4,856
Frame Shed	2002	144	B 100	1,266	Avg.	90%	100%	100%	1,139
1.50 ST GARAGE..	2012	1008	B 100	83,325	Avg.	92%	100%	100%	76,659
1.50 ST GARAGE..	2020	784	B 100	65,886	Avg.	92%	100%	100%	60,615
1,168 SFLA						Outbuilding Total			239,789

Accpt Land	341,000	Accepted Bldg	355,100	Total	696,100

Map/Lot: U16-001
Account: 1751 Card: 1 of 3 Location: 596 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	1,000,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1680P0222		
Reference 2	U-16-001/00 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
2.00	Acres-Commercial Prime	158,750	317,500	100%		317,500
3.44	Acres-Commercial 1-20	15,875.00	54,610	100%		54,610
Total Acres 6.44				Land Total		530,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MOTEL.....	1950	2512	B 100	198,427	Avg.	65%	100%	100%	128,978
Open Frame Porch	0	48	C 100	1,501	Avg.	65%	75%	100%	732
Open Frame Porch	0	96	C 100	2,716	Avg.	65%	75%	100%	1,324
Frame Shed	0	248	C 100	1,898	Avg.	65%	75%	100%	926
Frame Shed	2006	209	C 100	1,599	Avg.	92%	50%	100%	736
Frame Shed	0	192	D 100	1,262	Avg.	65%	75%	100%	615
Frame Shed	0	32	D 100	211	Avg.	65%	75%	100%	103
Open Frame Porch	0	64	C 100	1,906	Avg.	65%	75%	100%	929
							Outbuilding Total		134,343

Accpt Land	530,500	**Accepted Bldg**	134,300	**Total**	664,800

Map/Lot: U16-001
Account: 1751 Card: 2 of 3 Location: 596 BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	1,000,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1680P0222		
Reference 2	U-16-001/00 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MOTEL.....	1950	3776	C 100	259,366	Avg.	65%	75%	100%	126,441
2S Open Fr Porch	1950	708	C 100	29,681	Avg.	65%	75%	100%	14,470
Open Frame Porch	1950	84	C 100	2,412	Avg.	65%	75%	100%	1,176
							Outbuilding Total		142,087

Accpt Land	0	**Accepted Bldg**	142,100	**Total**	142,100

Map/Lot: U16-001
Account: 1751 Card: 3 of 3 Location: 596 BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	1,000,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1680P0222		
Reference 2	U-16-001/00 0000000000		
Tran/Land/Bldg	6 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MOTEL.....	1950	252	C 100	17,310	V.G.	85%	75%	100%	11,036
MOTEL.....	1950	252	C 100	17,310	V.G.	85%	75%	100%	11,036
MOTEL.....	1950	252	C 100	17,310	V.G.	85%	75%	100%	11,036
MOTEL.....	1950	252	C 100	17,310	V.G.	85%	75%	100%	11,036
Open Frame Porch	1950	224	C 100	5,956	V.G.	85%	100%	100%	5,063
Open Frame Porch	2009	96	C 100	2,716	Avg.	92%	75%	100%	1,874
MOTEL.....	2007	756	C 100	51,928	V.G.	98%	75%	100%	38,167
Unfin Basement	2006	1692	D 90	6,548	Avg.	92%	100%	100%	6,024
							Outbuilding Total		95,272

Accpt Land	0	**Accepted Bldg**	95,300	**Total**	95,300

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	530,500	134,300	664,800	530,500	134,300	664,800
2	0	142,100	142,100	0	142,100	142,100
3	0	95,300	95,300	0	95,300	95,300
TOTAL	530,500	371,700	902,200	530,500	371,700	902,200

Map/Lot: U16-002
Account: 1752 Card: 1 of 1 Location: 608 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1680P0222		
Reference 2	U-16-002/00 0000000000		
Tran/Land/Bldg	7 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.28	Acres-Commercial 1-20	15,875.00	4,445	100%		4,445
Total Acres 1.28				Land Total		162,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1950	728	C 100	60,918	Avg.	65%	75%	100%	29,698
							Outbuilding Total		29,698

Accpt Land	162,800	**Bldg Override**	25,200	**Total**	188,000

Map/Lot: U01-071
Account: 1207 Card: 1 of 1 Location: 2 WATER STREET

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B0000P0000
Reference 2	U-01-071/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	375,000	375,000	125%		468,750
0.88	Acres-Deep WF Size Adj	37,500.00	33,000	100%		33,000
Total Acres 0.88					Land Total	501,750

Dwelling Description — Replacement Cost New

Other	One Story	1,620 Sqft	Grade C 100	Base	162,420
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-27,317
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-10,783
Rooms	2	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,875
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	2012	TYPICAL	TYPICAL	Average	Typical	121,445

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	85,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1952	258	C 100	3,478	Avg.	70%	100%	100%	2,435
Open Frame Porch	2012	540	C 100	13,955	Avg.	70%	100%	100%	9,768
Frame Shed	2019	88	D 100	580	Avg.	92%	100%	100%	534
1,620 SFLA							Outbuilding Total		12,737

Accpt Land	501,800	Accepted Bldg	97,700	Total	599,500

Neighborhood	MASON LANDING
Zoning/Use	SHORELAND BUSINESS II
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	3,900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307 (12/03)		
Reference 2	LOT #1 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	100%		93,750
0.11	Acres-HS Size Adj	9,375.00	1,031	100%		1,031
Total Acres 0.11				Land Total		94,781

Accpt Land	94,800	**Accepted Bldg**	0	**Total**	94,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1939P0204
Reference 2	R-06-011/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
10.00	Acres-Commercial Prime	52,500.00	525,000	100%		525,000
10.00	Acres-Commercial 1-20	4,750.00	47,500	100%		47,500
65.00	Acres-Commercial 20+	2,125.00	138,125	100%		138,125
Total Acres 86.00				Land Total		763,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CLUBHOUSE.....	1997	6297	C 100	342,221	Avg.	87%	100%	100%	297,732
CLUBHOUSE.....	1997	19344	C 100	1,033,712	Avg.	87%	100%	100%	899,329
Swimming Pool	1997	3600	C 100	65,304	Avg.	87%	100%	100%	56,814
WAREHOUSE WD....	1997	1596	C 100	74,302	Avg.	87%	100%	100%	64,643
1 Story/BASEMENT	1997	864	C 100	80,018	Avg.	87%	100%	100%	69,616
Encl Frame Porch	1997	72	C 100	3,389	Avg.	87%	100%	100%	2,948
Open Frame Porch	1997	42	C 100	1,350	Avg.	87%	100%	100%	1,174
PAVING.....	1997	30000	C 100	63,600	Avg.	87%	50%	100%	27,666
864 SFLA						Outbuilding Total			1,419,922

Accpt Land	763,100	**Accepted Bldg**	1,419,900	**Total**	2,183,000

Name: WISCASSET, INHABITANTS OF
DRIVEWAY ENTRANCE AT SEWER PLANT Map/Lot: U02-059

Account: 1370 Card: 1 of 1 Location: EAST OF TREATMENT PLANT

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2152P0331
Reference 2	U-02-059/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	312,500	312,500	100%		312,500
0.27	Acres-Shallow WF Size Adj	31,250.00	8,438	100%		8,438
Total Acres 0.27				Land Total		320,938

Accpt Land 320,900 **Accepted Bldg** 0 **Total** 320,900

Neighborhood	VILLAGE
Zoning/Use	SHORE RES PROTEC
Topography	Level
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/29/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2879P0200,203,205 (06/02)		
Reference 2	U-08-001/00 0000000000		
Tran/Land/Bldg	9 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	312,500	312,500	10%	Restrictio	31,250
0.67	Acres-Shallow WF Size Adj	31,250.00	20,938	10%	Restrictio	2,094
Total Acres 0.67				Land Total		33,344

Accpt Land	33,300	**Accepted Bldg**	0	**Total**	33,300

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1962P0315
Reference 2	U-15-007/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Commercial 1-20	15,875.00	953	100%		953
Total Acres 0.06				Land Total		953

Accpt Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Neighborhood	SOUTHEAST
Zoning/Use	INDUSTRIAL-OLD FERRY RD
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/01/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3339P0011 B3600P0100 (08/04,01/05)		
Reference 2	R-8-6 LOT #2 MAINE YANKEE PLAN		
Tran/Land/Bldg	1 3 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Industrial	42,375.00	42,375	100%		42,375
1.00	Acres-Industrial Size Adj	5,300.00	5,300	100%		5,300
10.00	Acres-Industrial 1-20	4,750.00	47,500	100%		47,500
286.55	Acres-Industrial 20+	2,125.00	608,919	100%		608,919
Total Acres 297.55				Land Total		704,094

Accpt Land	704,100	**Accepted Bldg**	0	**Total**	704,100

Map/Lot: R08-012
Account: 1964 Card: 1 of 1 Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	BK3339P0011		
Reference 2	R-8-12	LOT#4 MAINE YANKEE PLAN	
Tran/Land/Bldg	0 3 13		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%	Restrictio	4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
17.85	R 20+-Rear 20+	625.00	11,156	100%		11,156
Total Acres 38.85				Land Total		94,031

Accpt Land 94,000 **Accepted Bldg** 0 **Total** 94,000

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3339P011		
Reference 2	R-08-5-A LOT #1 MAINE YANKEE PLAN		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
2.00	Acres-Waterfront Rear	16,250.00	32,500	100%		32,500
Total Acres 3.00				Land Total		410,625

Accpt Land	410,600	**Accepted Bldg**	0	**Total**	410,600

Map/Lot: R07A-044
Account: 2070 Card: 1 of 1 Location: 5 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #44 POINT EAST MARITME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land 47,600 **Accepted Bldg** 0 **Total** 47,600

Map/Lot: R07A-072
Account: 2071 Card: 1 of 1 Location: 16 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #72 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	25%	Restrictio	85,938
0.73	Acres-Deep WF Size Adj	34,375.00	25,094	100%		25,094
Total Acres 0.73				Land Total		111,032

Accpt Land 111,000 **Accepted Bldg** 0 **Total** 111,000

Map/Lot: R07A-002
Account: 2073 Card: 1 of 1 Location: 3 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #2 POINT EAST MARITME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.15	Acres-Shallow WF Size Adj	27,500.00	4,125	100%		4,125
Total Acres 0.15				Land Total		279,125

Accpt Land 279,100 **Accepted Bldg** 0 **Total** 279,100

Map/Lot: R07A-003
Account: 2074 Card: 1 of 1 Location: 5 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #3 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.19	Acres-Shallow WF Size Adj	27,500.00	5,225	100%		5,225
Total Acres 0.19				Land Total		280,225

Accpt Land 280,200 **Accepted Bldg** 0 **Total** 280,200

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #4 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.16	Acres-Shallow WF Size Adj	27,500.00	4,400	100%		4,400
Total Acres 0.16				Land Total		279,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAPPED FOUNDATIO	2008	896	C 100	18,050	Avg.	92%	50%	100%	8,303
							Outbuilding Total		8,303

Accpt Land	279,400	**Accepted Bldg**	8,300	**Total**	287,700

Map/Lot: R07A-005
Account: 2076 Card: 1 of 1 Location: 9 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #5 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.28	Acres-Shallow WF Size Adj	27,500.00	7,700	100%		7,700
Total Acres 0.28				Land Total		282,700

Accpt Land 282,700 **Accepted Bldg** 0 **Total** 282,700

Map/Lot: R07A-006
Account: 2077 Card: 1 of 1 Location: 11 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #6 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.33	Acres-Shallow WF Size Adj	27,500.00	9,075	100%		9,075
Total Acres 0.33				Land Total		284,075

Accpt Land 284,100 **Accepted Bldg** 0 **Total** 284,100

Map/Lot: R07A-007
Account: 2078 Card: 1 of 1 Location: 13 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #7 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.21	Acres-Shallow WF Size Adj	27,500.00	5,775	100%		5,775
Total Acres 0.21				Land Total		280,775

Accpt Land 280,800 **Accepted Bldg** 0 **Total** 280,800

Map/Lot: R07A-008
Account: 2080 Card: 1 of 1 Location: 15 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #8 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.21	Acres-Shallow WF Size Adj	27,500.00	5,775	100%		5,775
Total Acres 0.21				Land Total		280,775

Accpt Land 280,800 **Accepted Bldg** 0 **Total** 280,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #9 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.19	Acres-Shallow WF Size Adj	27,500.00	5,225	100%		5,225
Total Acres 0.19				Land Total		280,225

Accpt Land	280,200	**Accepted Bldg**	0	**Total**	280,200

Map/Lot: R07A-010
Account: 2082 Card: 1 of 1 Location: 19 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #10 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	100%		275,000
0.14	Acres-Shallow WF Size Adj	27,500.00	3,850	100%		3,850
Total Acres 0.14				Land Total		278,850

Accpt Land 278,900 **Accepted Bldg** 0 **Total** 278,900

Map/Lot: R07A-017
Account: 2173 Card: 1 of 1 Location: 33 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #17 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.16	Acres-Shallow WF Size Adj	27,500.00	4,400	100%		4,400
Total Acres 0.16				Land Total		141,900

Accpt Land	141,900	**Accepted Bldg**	0	**Total**	141,900

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #18 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.24	Acres-Shallow WF Size Adj	27,500.00	6,600	100%		6,600
Total Acres 0.24				Land Total		144,100

Accpt Land	144,100	**Accepted Bldg**	0	**Total**	144,100

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #19 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10					Land Total	47,813

Accpt Land	47,800	**Accepted Bldg**	0	**Total**	47,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #20 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.17	Acres-Shallow WF Size Adj	27,500.00	4,675	100%		4,675
Total Acres 0.17				Land Total		142,175

Accpt Land	142,200	**Accepted Bldg**	0	**Total**	142,200

Map/Lot: R07A-021
Account: 2201 Card: 1 of 1 Location: 30 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #21 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.17	Acres-Shallow WF Size Adj	27,500.00	4,675	100%		4,675
Total Acres 0.17				Land Total		142,175

Accpt Land 142,200 **Accepted Bldg** 0 **Total** 142,200

Map/Lot: R07A-022
Account: 2203 Card: 1 of 1 Location: 28 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #22 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.15	Acres-Shallow WF Size Adj	27,500.00	4,125	100%		4,125
Total Acres 0.15				Land Total		141,625

Accpt Land 141,600 **Accepted Bldg** 0 **Total** 141,600

Map/Lot: R07A-023
Account: 2205 Card: 1 of 1 Location: 26 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #23 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.17	Acres-Shallow WF Size Adj	27,500.00	4,675	100%		4,675
Total Acres 0.17				Land Total		142,175

Accpt Land	142,200	**Accepted Bldg**	0	**Total**	142,200

Map/Lot: R07A-024
Account: 2206 Card: 1 of 1 Location: 24 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #24 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.18	Acres-Shallow WF Size Adj	27,500.00	4,950	100%		4,950
Total Acres 0.18				Land Total		142,450

Accpt Land 142,500 **Accepted Bldg** 0 **Total** 142,500

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #25 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.14	Acres-Shallow WF Size Adj	27,500.00	3,850	100%		3,850
Total Acres 0.14				Land Total		141,350

Accpt Land	141,400	**Accepted Bldg**	0	**Total**	141,400

Map/Lot: R07A-026
Account: 2230 Card: 1 of 1 Location: 20 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #26 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.22	Acres-Shallow WF Size Adj	27,500.00	6,050	100%		6,050
Total Acres 0.22				Land Total		143,550

Accpt Land	143,600	**Accepted Bldg**	0	**Total**	143,600

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #27 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.21	Acres-HS Size Adj	9,375.00	1,969	100%		1,969
Total Acres 0.21				Land Total		48,844

Accpt Land	48,800	**Accepted Bldg**	0	**Total**	48,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #28 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.09	Acres-HS Size Adj	9,375.00	844	100%		844
Total Acres 0.09				Land Total		47,719

Accpt Land	47,700	**Accepted Bldg**	0	**Total**	47,700

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #29 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.12	Acres-HS Size Adj	9,375.00	1,125	100%		1,125
Total Acres 0.12				Land Total		48,000

Accpt Land 48,000 **Accepted Bldg** 0 **Total** 48,000

Map/Lot: R07A-030
Account: 2375 Card: 1 of 1 Location: 13 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #30 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.12	Acres-HS Size Adj	9,375.00	1,125	100%		1,125
Total Acres 0.12				Land Total		48,000

Accpt Land 48,000 **Accepted Bldg** 0 **Total** 48,000

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #31 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.13	Acres-HS Size Adj	9,375.00	1,219	100%		1,219
Total Acres 0.13				Land Total		48,094

Accpt Land	48,100	**Accepted Bldg**	0	**Total**	48,100

Map/Lot: R07A-032-A
Account: 2377 Card: 1 of 1 Location: 9 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #32A POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10				Land Total		47,813

Accpt Land 47,800 **Accepted Bldg** 0 **Total** 47,800

Map/Lot: R07A-032-B
Account: 2378 Card: 1 of 1 Location: 7 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT 32B POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.21	Acres-HS Size Adj	9,375.00	1,969	100%		1,969
Total Acres 0.21				Land Total		48,844

Accpt Land 48,800 **Accepted Bldg** 0 **Total** 48,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #33 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land	47,600	**Accepted Bldg**	0	**Total**	47,600

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #34 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land	47,600	**Accepted Bldg**	0	**Total**	47,600

Map/Lot: R07A-035
Account: 2381 Card: 1 of 1 Location: 5 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #35 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.20	Acres-HS Size Adj	9,375.00	1,875	100%		1,875
Total Acres 0.20				Land Total		48,750

Accpt Land 48,800 **Accepted Bldg** 0 **Total** 48,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #36 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.11	Acres-HS Size Adj	9,375.00	1,031	100%		1,031
Total Acres 0.11					Land Total	47,906

Accpt Land	47,900	**Accepted Bldg**	0	**Total**	47,900

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #37 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08					Land Total	47,625

Accpt Land	47,600	**Accepted Bldg**	0	**Total**	47,600

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #38 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10				Land Total		47,813

Accpt Land	47,800	**Accepted Bldg**	0	**Total**	47,800

Map/Lot: R07A-039
Account: 2385 Card: 1 of 1 Location: 6 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #39 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10				Land Total		47,813

Accpt Land 47,800 **Accepted Bldg** 0 **Total** 47,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #40 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.12	Acres-HS Size Adj	9,375.00	1,125	100%		1,125
Total Acres 0.12					Land Total	48,000

Accpt Land 48,000 **Accepted Bldg** 0 **Total** 48,000

Map/Lot: R07A-041
Account: 2387 Card: 1 of 1 Location: 10 SOUTH POINT DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #41 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.11	Acres-HS Size Adj	9,375.00	1,031	100%		1,031
Total Acres 0.11				Land Total		47,906

Accpt Land 47,900 **Accepted Bldg** 0 **Total** 47,900

Map/Lot: R07A-042
Account: 2388 Card: 1 of 1 Location: 1 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #42 POINT EAST VILLAGE PLAN		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.09	Acres-HS Size Adj	9,375.00	844	100%		844
Total Acres 0.09				Land Total		47,719

Accpt Land 47,700 **Accepted Bldg** 0 **Total** 47,700

Map/Lot: R07A-043
Account: 2389 Card: 1 of 1 Location: 3 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #43 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.09	Acres-HS Size Adj	9,375.00	844	100%		844
Total Acres 0.09				Land Total		47,719

Accpt Land 47,700 **Accepted Bldg** 0 **Total** 47,700

Map/Lot: R07A-045
Account: 2390 Card: 1 of 1 Location: 7 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #45 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land 47,600 **Accepted Bldg** 0 **Total** 47,600

Map/Lot: R07A-046
Account: 2391 Card: 1 of 1 Location: 9 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #46 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08					Land Total	47,625

Accpt Land 47,600 **Accepted Bldg** 0 **Total** 47,600

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #47 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.09	Acres-HS Size Adj	9,375.00	844	100%		844
Total Acres 0.09				Land Total		47,719

Accpt Land	47,700	**Accepted Bldg**	0	**Total**	47,700

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #48 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10					Land Total	47,813

Accpt Land	47,800	**Accepted Bldg**	0	**Total**	47,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #49 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.09	Acres-HS Size Adj	9,375.00	844	100%		844
Total Acres 0.09				Land Total		47,719

Accpt Land	47,700	**Accepted Bldg**	0	**Total**	47,700

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #50 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.06	Acres-HS Size Adj	9,375.00	563	100%		563
Total Acres 0.06				Land Total		47,438

Accpt Land 47,400 **Accepted Bldg** 0 **Total** 47,400

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #51 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land	47,600	**Accepted Bldg**	0	**Total**	47,600

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #52 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land	47,600	**Accepted Bldg**	0	**Total**	47,600

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #53 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land	47,600	**Accepted Bldg**	0	**Total**	47,600

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #54 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land	47,600	**Accepted Bldg**	0	**Total**	47,600

Map/Lot: R07A-055
Account: 2400 Card: 1 of 1 Location: 12 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #55 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07				Land Total		47,531

Accpt Land 47,500 **Accepted Bldg** 0 **Total** 47,500

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #56 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07				Land Total		47,531

Accpt Land	47,500	**Accepted Bldg**	0	**Total**	47,500

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #57 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.06	Acres-HS Size Adj	9,375.00	563	100%		563
Total Acres 0.06				Land Total		47,438

Accpt Land 47,400 **Accepted Bldg** 0 **Total** 47,400

Map/Lot: R07A-058
Account: 2403 Card: 1 of 1 Location: 6 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #58 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07				Land Total		47,531

Accpt Land 47,500 **Accepted Bldg** 0 **Total** 47,500

Map/Lot: R07A-059
Account: 2404 Card: 1 of 1 Location: 4 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #59 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.08	Acres-HS Size Adj	9,375.00	750	100%		750
Total Acres 0.08				Land Total		47,625

Accpt Land 47,600 **Accepted Bldg** 0 **Total** 47,600

Map/Lot: R07A-060
Account: 2405 Card: 1 of 1 Location: 2 MASON STATION LAND

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #60 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.10	Acres-HS Size Adj	9,375.00	938	100%		938
Total Acres 0.10				Land Total		47,813

Accpt Land 47,800 **Accepted Bldg** 0 **Total** 47,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #61 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07				Land Total		47,531

Accpt Land	47,500	**Accepted Bldg**	0	**Total**	47,500

Map/Lot: R07A-062
Account: 2407 Card: 1 of 1 Location: 23 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #62 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07				Land Total		47,531

Accpt Land 47,500 **Accepted Bldg** 0 **Total** 47,500

Map/Lot: R07A-063
Account: 2408 Card: 1 of 1 Location: 25 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #63 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07				Land Total		47,531

Accpt Land 47,500 **Accepted Bldg** 0 **Total** 47,500

Map/Lot: R07A-064
Account: 2409 Card: 1 of 1 Location: 27 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #64 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07				Land Total		47,531

Accpt Land 47,500 **Accepted Bldg** 0 **Total** 47,500

Map/Lot: R07A-065
Account: 2410 Card: 1 of 1 Location: 29 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #65 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.07	Acres-HS Size Adj	9,375.00	656	100%		656
Total Acres 0.07				Land Total		47,531

Accpt Land 47,500 **Accepted Bldg** 0 **Total** 47,500

Map/Lot: R07A-066
Account: 2411 Card: 1 of 1 Location: 31 WESTERLY WAY

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #66 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.09	Acres-HS Size Adj	9,375.00	844	100%		844
Total Acres 0.09				Land Total		47,719

Accpt Land 47,700 **Accepted Bldg** 0 **Total** 47,700

Map/Lot: R07A-067
Account: 2412 Card: 1 of 1 Location: 1 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #67 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.19	Acres-HS Size Adj	9,375.00	1,781	100%		1,781
Total Acres 0.19				Land Total		48,656

Accpt Land 48,700 **Accepted Bldg** 0 **Total** 48,700

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #68 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.19	Acres-HS Size Adj	9,375.00	1,781	100%		1,781
Total Acres 0.19				Land Total		48,656

Accpt Land	48,700	**Accepted Bldg**	0	**Total**	48,700

Map/Lot: R07A-069
Account: 2414 Card: 1 of 1 Location: 7 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307
Reference 2	LOT #69 POINT EAST MARITIME VILLAGE
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.23	Acres-HS Size Adj	9,375.00	2,156	100%		2,156
Total Acres 0.23				Land Total		49,031

Accpt Land 49,000 **Accepted Bldg** 0 **Total** 49,000

Map/Lot: R07A-070
Account: 2415 Card: 1 of 1 Location: 11 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #70 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.25	Acres-HS Size Adj	9,375.00	2,344	100%		2,344
Total Acres 0.25				Land Total		49,219

Accpt Land 49,200 **Accepted Bldg** 0 **Total** 49,200

Map/Lot: R07A-071
Account: 2416 Card: 1 of 1 Location: 13 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #71 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	93,750.00	93,750	50%	Restrictio	46,875
0.16	Acres-HS Size Adj	9,375.00	1,500	100%		1,500
Total Acres 0.16				Land Total		48,375

Accpt Land 48,400 **Accepted Bldg** 0 **Total** 48,400

Map/Lot: R07A-073
Account: 2417 Card: 1 of 1 Location: 14 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Foreclosure

Reference 1	B3208P0307		
Reference 2	LOT #73 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	25%	Restrictio	85,938
0.19	Acres-Deep WF Size Adj	34,375.00	6,531	100%		6,531
Total Acres 0.19				Land Total		92,469

Accpt Land	92,500	**Accepted Bldg**	0	**Total**	92,500

Map/Lot: R07A-074
Account: 2418 Card: 1 of 1 Location: 12 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Foreclosure

Reference 1	B3208P0307		
Reference 2	LOT #74 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	25%	Restrictio	85,938
0.23	Acres-Deep WF Size Adj	34,375.00	7,906	100%		7,906
Total Acres 0.23				Land Total		93,844

Accpt Land	93,800	**Accepted Bldg**	0	**Total**	93,800

Map/Lot: R07A-075
Account: 2419 Card: 1 of 1 Location: 10 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2017
Sale Price	0
Sale Type	Land Only
Financing	Cash Sale
Verified	Other Source
Validity	Foreclosure

Reference 1	B3208P0307		
Reference 2	LOT #75 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	25%	Restrictio	85,938
0.18	Acres-Deep WF Size Adj	34,375.00	6,188	100%		6,188
Total Acres 0.18				Land Total		92,126

Accpt Land	92,100	**Accepted Bldg**	0	**Total**	92,100

Map/Lot: R07A-076
Account: 2420 Card: 1 of 1 Location: 8 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Foreclosure

Reference 1	B3208P0307		
Reference 2	LOT #76 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	25%	Restrictio	85,938
0.23	Acres-Deep WF Size Adj	34,375.00	7,906	100%		7,906
Total Acres 0.23				Land Total		93,844

Accpt Land	93,800	**Accepted Bldg**	0	**Total**	93,800

Map/Lot: R07A-077
Account: 2421 Card: 1 of 1 Location: 6 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #77 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	50%	Restrictio	171,875
0.29	Acres-Deep WF Size Adj	34,375.00	9,969	100%		9,969
Total Acres 0.29				Land Total		181,844

Accpt Land	181,800	**Accepted Bldg**	0	**Total**	181,800

Map/Lot: R07A-078
Account: 2422 Card: 1 of 1 Location: 4 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Foreclosure

Reference 1	B3208P0307		
Reference 2	LOT #78 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	40%	Restrictio	137,500
0.50	Acres-Deep WF Size Adj	34,375.00	17,188	100%		17,188
Total Acres 0.50				Land Total		154,688

Accpt Land 154,700 **Accepted Bldg** 0 **Total** 154,700

Map/Lot: R07A-079
Account: 2423 Card: 1 of 1 Location: 2 NORTH POINT ROAD

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	LOT #79 POINT EAST MARITIME VILLAGE		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	50%	Restrictio	171,875
0.30	Acres-Deep WF Size Adj	34,375.00	10,313	100%		10,313
Total Acres 0.30				Land Total		182,188

Accpt Land	182,200	**Accepted Bldg**	0	**Total**	182,200

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	PIER ONE CONDO UNIT (5 LEVELS)		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
0.28	Acres-Shallow WF Size Adj	27,500.00	7,700	100%		7,700
Total Acres 0.28				Land Total		145,200

Accpt Land	145,200	**Accepted Bldg**	0	**Total**	145,200

Map/Lot: R07A-083
Account: 2426 Card: 1 of 1 Location: 21 POINT EAST DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	PIER TWO CONDO UNIT (6 LEVELS)		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500
0.09	Acres-Waterfront Rear	16,250.00	1,463	100%		1,463
Total Acres 1.09				Land Total		166,463

Accpt Land 166,500 **Accepted Bldg** 0 **Total** 166,500

Map/Lot: R07A-084
Account: 2427 Card: 1 of 1 Location: 31 POINT EAST DRIVE

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	PIER THREE CONDO UNITS (6 LEVELS)		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
1.00	Acres-HS Size Adj	9,375.00	9,375	100%		9,375
0.30	Acres-Waterfront Rear	16,250.00	4,875	100%		4,875
Total Acres 1.30				Land Total		151,750

Accpt Land 151,800 **Accepted Bldg** 0 **Total** 151,800

Neighborhood	MASON LANDING
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3208P0307		
Reference 2	PIER FOUR CONDO UNIT (6 LEVELS)		
Tran/Land/Bldg	0 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	111

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	275,000	275,000	50%	Restrictio	137,500
1.00	Acres-Shallow WF Size Adj	27,500.00	27,500	100%		27,500
0.86	Acres-Waterfront Rear	16,250.00	13,975	100%		13,975
Total Acres 1.86				Land Total		178,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Low cost "B"Storage	1			- - - - S O U N D V A L U E - - - -					44,700
							Outbuilding Total		44,700

Accpt Land	179,000	**Accepted Bldg**	44,700	**Total**	223,700

Map/Lot: U01-111
Account: 1249 Card: 1 of 1 Location: FORE STREET

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2512P0013
Reference 2	U-01-111/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.22	Acres-Influence W Size Adj	21,875.00	4,813	100%		4,813
Total Acres 0.22				Land Total		223,563

Accpt Land 223,600 **Accepted Bldg** 0 **Total** 223,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/27/2001
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B2695P0247		
Reference 2	U-20-004/00 0000000000		
Tran/Land/Bldg	1 8 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	29 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
1.38	Acres-Rear Land 1-10	2,500.00	3,450	100%		3,450
Total Acres 2.38				Land Total		48,825

Accpt Land	48,800	**Accepted Bldg**	0	**Total**	48,800

Neighborhood	SOUTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/19/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B3468P0291 (04/05)		
Reference 2	R-8-6-A		
Tran/Land/Bldg	0 3 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	343,750	343,750	100%		343,750
1.00	Acres-Deep WF Size Adj	34,375.00	34,375	100%		34,375
0.10	Acres-Waterfront Rear	16,250.00	1,625	100%		1,625
Total Acres 1.10				Land Total		379,750

Accpt Land	379,800	**Accepted Bldg**	0	**Total**	379,800

Neighborhood	SOUTHEAST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B3144P0130 (09/03)
Reference 2	U-09-017/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	10%		4,125
0.01	Acres-HS Size Adj	4,125.00	41	100%		41
Total Acres 0.01				Land Total		4,166

Accpt Land 4,200 **Accepted Bldg** 0 **Total** 4,200

Map/Lot: U01-112
Account: 1250 Card: 1 of 1 Location: PLEASANT AND FORE STREET

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Low
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/28/2002
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2879P0200,203,205 (06/02)
Reference 2	U-01-112/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Wasteland	75.00	105	100%		105
Total Acres 1.40				Land Total		105

Accpt Land	100	**Accepted Bldg**	0	**Total**	100

Map/Lot: U01-129
Account: 1267 Card: 1 of 1 Location: BRADBURY STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/25/2001
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2740P0185 (09/01)		
Reference 2	U-01-129/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.02	Acres-Influence W Size Adj	21,875.00	438	100%		438
Total Acres 0.02				Land Total		219,188

Accpt Land	219,200	**Accepted Bldg**	0	**Total**	219,200

Name: WISCASSET, INHABITANTS OF THE TOWN OF
WISCASSET HIGH SCHOOL

Map/Lot: R06-012-A

Account: 829 Card: 1 of 1 Location: 272 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/18/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B4165P0278 B4793P0266		
Reference 2	R-06-012/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	200%		9,500
9.60	Acres-Commercial Prime	52,500.00	504,000	150%		756,000
Total Acres 10.60					Land Total	813,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SCHOOL AVERAGE..	1970	69142	C 100	10,897,567	Avg.	74%	100%	100%	8,064,200
GARAGE MAS COM..	0	960	C 100	72,080	Avg.	65%	100%	100%	46,852
Frame Shed	0	704	C 100	5,385	Avg.	65%	100%	100%	3,500
Frame Shed	0	80	C 100	612	Avg.	65%	100%	100%	398
SCHOOL LOW COST.	0	1728	C 100	72,589	Avg.	65%	100%	100%	47,183
Frame Shed	0	96	C 100	735	Avg.	65%	100%	100%	478
Open Frame Porch	0	198	C 100	5,299	Avg.	65%	100%	100%	3,444
Tennis Court	1970	14400	C 100	72,900	Avg.	74%	100%	100%	53,946
PAVING.....	1970	30000	C 100	63,600	Avg.	74%	50%	100%	23,532
								Outbuilding Total	8,243,533

Accpt Land	813,200	**Accepted Bldg**	8,243,500	**Total**	9,056,700

Name: WISCASSET, INHABITANTS OF THE TOWN OF
BUS GARAGE Map/Lot: R06-018

Account: 844 Card: 1 of 1 Location: 263 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/18/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B4165P0277 B4793P0266		
Reference 2	R-06-018/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
0.83	Acres-Commercial Size Adj	4,750.00	3,943	100%		3,943
Total Acres 0.83					Land Total	51,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1970	7100	C 100	274,510	Avg.	74%	100%	100%	203,137
OFFICE MEZZ	1970	800	C 100	36,634	Avg.	74%	100%	100%	27,109
PAVING.....	1970	25000	C 100	53,000	Avg.	74%	50%	100%	19,610
								Outbuilding Total	249,856

Accpt Land	51,600	**Accepted Bldg**	249,900	**Total**	301,500

Name: WISCASSET, INHABITANTS OF THE TOWN OF
WISCASSET MIDDLE SCHOOL

Map/Lot: U02-036-A

Account: 1348 Card: 1 of 1

Location: 83 FEDERAL STREET

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/18/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B4165P0281 B4793P0266		
Reference 2	U-02-036/00 0000000000		
Tran/Land/Bldg	1 2 16		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
1.00	Acres-Commercial Prime	238,750	238,750	100%		238,750
4.00	Acres-Commercial Prime	238,750	955,000	100%		955,000
1.00	Acres-Commercial 1-20	4,750.00	4,750	100%		4,750
Total Acres 6.00					Land Total	1,425,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SCHOOL AVERAGE..	1972	41285	D 100	5,596,009	Fair	53%	100%	100%	2,965,885
Open Frame Porch	1972	417	D 2	186	Fair	53%	100%	100%	99
Wood Deck	1972	265	D 100	3,068	Fair	53%	100%	100%	1,626
PAVING.....	1972	30000	D 100	54,696	Fair	53%	50%	100%	14,494
Canopy	2018	560	D 100	6,135	Avg.	92%	100%	100%	5,644
								Outbuilding Total	2,987,748

Accpt Land	1,425,100	**Accepted Bldg**	2,987,700	**Total**	4,412,800

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	

Sale Data

Sale Date	03/04/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B4639P0295		
Reference 2	R07-092-A		
Tran/Land/Bldg	0 7 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.90	Acres-Rear Land 11-20	1,250.00	6,125	100%		6,125
Total Acres 14.90				Land Total		31,125

Accpt Land	31,100	**Accepted Bldg**	0	**Total**	31,100

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B4165P0280 B4793P0266
Reference 2	R-06-008/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
10.00	Acres-Commercial Prime	52,500.00	525,000	100%		525,000
10.08	Acres-Commercial 1-20	4,750.00	47,880	100%		47,880
Total Acres 21.08				Land Total		625,318

Accpt Land 625,300 **Accepted Bldg** 0 **Total** 625,300

Map/Lot: U04-005
Account: 1437 Card: 1 of 1 Location: GARDINER/HOOPER/CHURCHILL

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/04/2001
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	B2689P0318		
Reference 2	U-04-005/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	10%		3,500
0.20	Acres-HS Size Adj	3,500.00	700	100%		700
Total Acres 0.20				Land Total		4,200

Accpt Land 4,200 **Accepted Bldg** 0 **Total** 4,200

Map/Lot: R02-013
Account: 201 Card: 1 of 1 Location: LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0653P0362
Reference 2	R-02-013/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.53	Acres-HS Size Adj	4,500.00	2,385	100%		2,385
Total Acres 0.53				Land Total		47,385

Accpt Land 47,400 **Accepted Bldg** 0 **Total** 47,400

Map/Lot: R04-006
Account: 483 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	SwampyLevel
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0486P0317
Reference 2	R-04-006/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
3.00	Acres-Rear Land 1-10	2,500.00	7,500	100%		7,500
Total Acres 4.00				Land Total		57,000

Accpt Land 57,000 **Accepted Bldg** 0 **Total** 57,000

Map/Lot: R04-008
Account: 488 Card: 1 of 1 Location: GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC
Topography	SwampyLevel
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0328P0133
Reference 2	R-04-008/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		52,000

Accpt Land 52,000 **Accepted Bldg** 0 **Total** 52,000

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1045P0204
Reference 2	R-05-017/00 0000000000
Tran/Land/Bldg	1 7 14
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
20.00	Acres-Commercial Prime	52,500.00	1,050,000	100%		1,050,000
20.00	Acres-Commercial 1-20	4,750.00	95,000	100%		95,000
16.00	Acres-Commercial 20+	4,750.00	76,000	100%		76,000
Total Acres 57.00				Land Total		1,273,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1990	5400	A 100	336,873	Avg+	90%	100%	100%	303,186
Frame Shed	1990	1512	C 100	11,566	Avg.	84%	100%	100%	9,715
WAREHOUSE ST....	1990	840	C 100	39,107	Avg.	84%	100%	100%	32,850
CANOPY GD.....	1990	2184	B 100	61,526	Avg.	84%	100%	100%	51,682
BSMT UNFINISHED.	1990	5400	B 100	99,532	Avg+	90%	100%	100%	89,579
Frame Shed	2005	192	C 100	1,469	Avg.	91%	100%	100%	1,337
2s Mason. Garage	1990	600	C 100	40,650	Avg.	84%	100%	100%	34,146
Frame Shed	1990	200	D 100	1,316	Fair	63%	100%	100%	829
						Outbuilding Total			523,324

Accpt Land 1,273,400 **Accepted Bldg** 523,300 **Total** 1,796,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B1045P0204
Reference 2	R-05-017/00 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1960	12X48	D 100	54,387	Fair	30%	100%	100%	16,316
Frame Shed	1990	144	C 100	1,101	Avg.	84%	100%	100%	925
Frame Garage	2008	768	C 100	26,084	Avg.	92%	100%	100%	23,997
CONCRETE PLATFRM	2008	768	C 100	4,616	Avg.	92%	100%	100%	4,247
Frame Garage	2007	1600	B 100	57,241	Avg+	97%	100%	100%	55,524
576 SFLA							Outbuilding Total		101,009

Accpt Land	0	**Accepted Bldg**	101,000	**Total**	101,000

Name: WISCASSET, TOWN OF
SNOWMOBILE CLUB, FIRE TRAIN, TRANSFER

Map/Lot: R05-017
Account: 573
Location: 8 RECYCLING WAY

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	1,273,400	523,300	1,796,700	1,273,400	523,300	1,796,700
2	0	101,000	101,000	0	101,000	101,000
TOTAL	1,273,400	624,300	1,897,700	1,273,400	624,300	1,897,700

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R-05-020/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
10.00	Acres-Commercial Prime	52,500.00	525,000	100%		525,000
18.00	Acres-Commercial 20+	4,750.00	85,500	100%		85,500
Total Acres 29.00					Land Total	662,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1960	2000	C 100	93,110	Avg.	69%	100%	100%	64,246
Frame Garage	0	600	C 100	21,300	Avg-	57%	100%	100%	12,141
Frame Shed	0	360	D 100	2,369	Avg-	57%	100%	100%	1,350
								Outbuilding Total	77,737

Accpt Land 662,900 **Accepted Bldg** 77,700 **Total** 740,600

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	R-05-020/00 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 104

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	662,900	77,700	740,600	662,900	77,700	740,600
2	0	0	0	0	0	0
TOTAL	662,900	77,700	740,600	662,900	77,700	740,600

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1099P0086		
Reference 2	R-06-022/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	300%		135,000
1.00	Acres-HS Size Adj	4,500.00	4,500	150%		6,750
7.00	Acres-Rear Land 1-10	2,500.00	17,500	100%		17,500
Total Acres 8.00					Land Total	159,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1975	288	C 100	12,416	Avg.	76%	100%	100%	9,436
Frame Shed	1975	50	C 100	382	Avg.	76%	100%	100%	290
OFFICE WOOD.....	1975	1232	C 100	81,959	Avg.	76%	100%	100%	62,289
BSMT UNFINISHED.	1975	1232	C 100	14,797	Avg.	76%	100%	100%	11,246
Canopy	1975	80	C 100	1,104	Avg.	76%	100%	100%	839
Canopy	1975	160	C 100	2,109	Avg.	76%	100%	100%	1,603
								Outbuilding Total	85,703

Accpt Land	159,300	**Accepted Bldg**	85,700	**Total**	245,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/01/1999
Sale Price	1,250
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2446P0278		
Reference 2	R-06-027/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	10%		4,500
0.06	Acres-HS Size Adj	4,500.00	270	100%		270
Total Acres 0.06				Land Total		4,770

Accpt Land	4,800	**Accepted Bldg**	0	**Total**	4,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	R-06-050/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
9.90	R 20+-Rear 20+	625.00	6,188	100%		6,188
Total Acres 30.90				Land Total		93,188

Accpt Land 93,200 **Accepted Bldg** 0 **Total** 93,200

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1092P0260
Reference 2	R-07-065/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	10%	Size/Shape	3,750
0.07	Acres-HS Size Adj	3,750.00	263	100%		263
Total Acres 0.07					Land Total	4,013

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R07-085
Account: 1040 Card: 1 of 1 Location: OLD STAGE ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0648P0030
Reference 2	R-07-085/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
0.55	Acres-HS Size Adj	3,750.00	2,063	100%		2,063
Total Acres 0.55				Land Total		39,563

Accpt Land 39,600 **Accepted Bldg** 0 **Total** 39,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public Water
Street	Paved
Reference 1	B2737P0282 9/01
Reference 2	U-01-029/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.29	Acres-HS Size Adj	13,750.00	3,988	100%		3,988
Total Acres 0.29				Land Total		141,488

Accpt Land 141,500 **Accepted Bldg** 0 **Total** 141,500

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	U-01-035/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.15	Acres-Commercial Size Adj	11,875.00	1,781	100%		1,781
Total Acres 0.15				Land Total		137,756

Accpt Land 137,800 **Accepted Bldg** 0 **Total** 137,800

Name: WISCASSET, TOWN OF
PICNIC AREA

Map/Lot: U01-060

Account: 1193 Card: 1 of 1 Location: WEST SIDE SHEEPSCOT RIVER

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0911P0094
Reference 2	U-01-060/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	120%		262,500
0.05	Acres-Influence W Size Adj	21,875.00	1,094	100%	Topography	1,094
Total Acres 0.05					Land Total	263,594

Accpt Land 263,600 **Accepted Bldg** 0 **Total** 263,600

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1560P0297
Reference 2	U-01-063/00 0000000000
Tran/Land/Bldg	1 2 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront Deep	375,000	375,000	100%		375,000
0.45	Acres-Deep WF Size Adj	37,500.00	16,875	100%		16,875
Total Acres 0.45					Land Total	391,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WHARF	1980	9000	C 100	238,500	Avg.	79%	100%	100%	188,415
WHARF	1980	3177	C 100	84,190	Avg.	79%	100%	100%	66,510
								Outbuilding Total	254,925

Accpt Land	391,900	**Accepted Bldg**	254,900	**Total**	646,800

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0819P0017
Reference 2	U-01-070/A0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	312,500	312,500	100%		312,500
0.46	Acres-Shallow WF Size Adj	31,250.00	14,375	100%		14,375
Total Acres 0.46					Land Total	326,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WHARF	2012	9366	C 100	248,199	Avg.	92%	100%	100%	228,343
RESTROOM	1980	608	C 100	48,089	Avg.	79%	100%	100%	37,990
PAVING.....	1980	9200	C 100	19,504	Avg.	79%	100%	100%	15,408
								Outbuilding Total	281,741

Accpt Land	326,900	**Accepted Bldg**	281,700	**Total** 608,600

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1729P0086
Reference 2	U-01-075/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.14	Acres-Influence W Size Adj	21,875.00	3,063	100%		3,063
Total Acres 0.14				Land Total		221,813

Accpt Land 221,800 **Accepted Bldg** 0 **Total** 221,800

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0614P0334
Reference 2	U-01-088/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	60%		135,975
0.08	Acres-Commercial Size Adj	11,875.00	950	100%		950
Total Acres 0.08				Land Total		136,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
PAVING.....	1960	3485	C 100	7,388	Avg.	69%	50%	100%	2,549
						Outbuilding Total			2,549

Accpt Land 136,900 **Accepted Bldg** 2,500 **Total** 139,400

Map/Lot: U02-013
Account: 1324 Card: 1 of 1 Location: 42 HODGE STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B0950P0100
Reference 2	U-02-013/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	50%		68,750
1.00	Acres-HS Size Adj	13,750.00	13,750	100%		13,750
1.38	Acres-Rear Land 1-10	2,500.00	3,450	100%		3,450
Total Acres 2.38					Land Total	85,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE MAS COM..	1972	7242	C 100	405,026	Avg.	75%	100%	100%	303,770
QUONSET.....	1987	10720	C 100	195,674	Avg.	82%	100%	100%	160,453
Frame Shed	1960	396	D 100	2,606	Avg.	69%	100%	100%	1,798
Frame Shed	1980	804	B 100	7,072	Avg-	70%	100%	100%	4,950
OFFICE MEZZ	1972	918	C 100	42,037	Avg.	75%	100%	100%	31,528
Frame Garage	1960	832	C 100	27,906	Avg.	69%	100%	100%	19,255
								Outbuilding Total	521,754

Accpt Land 86,000 **Accepted Bldg** 521,800 **Total** 607,800

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0595P0321
Reference 2	U-02-042/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	312,500	312,500	100%		312,500
0.42	Acres-Shallow WF Size Adj	31,250.00	13,125	100%		13,125
Total Acres 0.42				Land Total		325,625

Accpt Land 325,600 **Accepted Bldg** 0 **Total** 325,600

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	U-02-050/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	85%		116,875
0.07	Acres-HS Size Adj	13,750.00	963	100%		963
Total Acres 0.07				Land Total		117,838

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	1,311 Sqft	Grade D 100	Base	173,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,009
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-6,002
Rooms	3	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,442
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Obsolete	TYPICAL	Below Average	Typical	149,872

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	57%	49%	100%	41,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME 2,242 SFLA	1880	276	D 100	18,621	Avg+	75%	50%	100%	6,983
						Outbuilding Total			6,983

Accpt Land	117,800	Accepted Bldg	48,800	Total	166,600

Map/Lot: U02-058
Account: 1369 Card: 1 of 1 Location: WATER STREET

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B2152P0331
Reference 2	U-02-058/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	312,500	312,500	100%		312,500
0.25	Acres-Shallow WF Size Adj	31,250.00	7,813	100%		7,813
Total Acres 0.25				Land Total		320,313

Accpt Land 320,300 **Accepted Bldg** 0 **Total** 320,300

Neighborhood	VILLAGE
Zoning/Use	VILLAGE WTRFRONT
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B0595P0132		
Reference 2	U-02-060/00 0000000000		
Tran/Land/Bldg	1 7 14		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	312,500	312,500	100%		312,500
1.00	Acres-Shallow WF Size Adj	31,250.00	31,250	100%		31,250
3.00	Acres-Waterfront Rear	16,250.00	48,750	100%		48,750
Total Acres 4.00				Land Total		392,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SEWAGE PLANT	1991	170000	B 100	1,968,685	Avg.	84%	100%	100%	1,653,695
WAREHOUSE MS....	1991	3936	B 100	231,934	Avg.	84%	100%	100%	194,825
WAREHOUSE MS....	1991	1028	B 100	60,577	Avg.	84%	100%	100%	50,885
Frame Garage	1991	624	C 100	21,984	Avg.	84%	100%	100%	18,467
Frame Shed	1991	200	C 100	1,530	Avg.	84%	100%	100%	1,285
BSMT UNFINISHED.	1991	1968	C 100	23,635	Avg.	84%	100%	100%	19,853
WAREHOUSE MS....	1991	312	B 100	18,385	Avg.	84%	100%	100%	15,443
							Outbuilding Total		1,954,453

Accpt Land	392,500	**Bldg Override**	2,500,000	**Total**	2,892,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B0070P0014
Reference 2	U-02-077/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.23	Acres-HS Size Adj	13,750.00	3,163	100%		3,163
Total Acres 0.23					Land Total	140,663

Dwelling Description **Replacement Cost New**

Other	Two Story	1,200 Sqft	Grade B 110	Base	267,860
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-20,208
Rooms	8	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-3,593
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	2,400	Insulation	-5,389
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	0	Obsolete	Obsolete	Fair	Typical	238,670

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	42%	95%	100%	95,229

Accpt Land	140,700	**Accepted Bldg**	95,200	**Total**	235,900

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B0628P0143
Reference 2	U-05-001/00 0000000000
Tran/Land/Bldg	1 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.96	Acres-Commercial Prime	158,750	152,400	100%		152,400
Total Acres 1.96					Land Total	310,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE MASONRY..	1972	7820	C 100	566,981	Avg+	83%	100%	100%	470,594
FIRE STATION ...	0	3128	C 100	188,264	C Gr	83%	100%	100%	156,259
FIRE STATION ...	0	832	C 100	50,075	C Gr	83%	100%	100%	41,562
Encl Frame Porch	0	60	C 100	2,900	C Gr	83%	100%	100%	2,407
Encl Frame Porch	0	72	C 100	3,389	C Gr	83%	100%	100%	2,813
								Outbuilding Total	673,635

Accpt Land	310,800	**Accepted Bldg**	673,600	**Total**	984,400

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0083P0110
Reference 2	U-05-011/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	180%	Neighborho	81,000
0.01	Acres-HS Size Adj	4,500.00	45	100%		45
Total Acres 0.01					Land Total	81,045

Accpt Land 81,000 **Accepted Bldg** 0 **Total** 81,000

Neighborhood	RURAL WEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B1109P0146
Reference 2	U-05-017/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
0.08	Acres-HS Size Adj	4,500.00	360	100%		360
Total Acres 0.08				Land Total		45,360

Accpt Land 45,400 **Accepted Bldg** 0 **Total** 45,400

Neighborhood	VILLAGE
Zoning/Use	BUSINESS
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1340P0348
Reference 2	U-05-019/A0 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	95%		130,625
0.59	Acres-HS Size Adj	13,750.00	8,113	100%		8,112
Total Acres 0.59				Land Total		138,737

Accpt Land 138,700 **Accepted Bldg** 0 **Total** 138,700

Neighborhood	SOUTHEAST
Zoning/Use	RESIDENTIAL S-RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0000P0000
Reference 2	U-20-001/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	29 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	53,000.00	53,000	100%		53,000
1.00	Acres-Commercial Size Adj	5,300.00	5,300	100%		5,300
10.00	Acres-Commercial Prime	58,250.00	582,500	100%		582,500
185.00	Acres-Industrial 20+	2,125.00	393,125	100%		393,125
Total Acres 196.00					Land Total	1,033,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1970	2790	B 100	149,373	Avg.	74%	100%	100%	110,536
OFFICE MEZZ	0	1550	C 100	70,978	Avg.	65%	100%	100%	46,136
WAREHOUSE ST....	0	3200	C 100	148,977	Avg.	65%	80%	100%	77,468
Frame Shed	0	80	D 100	526	Avg.	65%	80%	100%	274
PAVING.....	1970	255000	B 100	621,690	Avg.	74%	50%	100%	230,026
PAVING.....	1970	148500	B 100	362,043	Avg.	74%	50%	100%	133,956
PAVING.....	1970	196290	C 100	416,135	Avg.	74%	50%	100%	153,970
PAVING.....	1970	10000	C 100	21,200	Avg.	74%	50%	100%	7,844
PAVING.....	1970	722832	C 100	1,532,404	Avg.	74%	50%	100%	566,990
WAREHOUSE ST....	2009	2500	B 100	133,846	Avg.	92%	100%	100%	123,138
								Outbuilding Total	1,450,338

Accpt Land 1,033,900 **Accepted Bldg** 1,450,300 **Total** 2,484,200

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B0000P0000
Reference 2	U-21-006/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	29 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
9.00	Acres-Rear Land 11-20	1,250.00	11,250	100%		11,250
Total Acres 20.00					Land Total	81,625

Accpt Land 81,600 **Accepted Bldg** 0 **Total** 81,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1413P0271
Reference 2	U-21-009/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	29 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.50	Acres-Rear Land 1-10	2,500.00	11,250	100%		11,250
Total Acres 5.50					Land Total	56,625

Accpt Land 56,600 **Accepted Bldg** 0 **Total** 56,600

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1413P0273
Reference 2	U-21-010/00 0000000000
Tran/Land/Bldg	1 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	29 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38					Land Total	46,325

Accpt Land 46,300 **Accepted Bldg** 0 **Total** 46,300

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/01/1976
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B0886P0116		
Reference 2	U-11-016/A		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	12 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	10%		3,750
0.04	Acres-HS Size Adj	3,750.00	150	100%		150
Total Acres 0.04				Land Total		3,900

Accpt Land	3,900	**Accepted Bldg**	0	**Total**	3,900

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	
Street	Paved
Reference 1	B1854P0039
Reference 2	U02-036
Tran/Land/Bldg	0 2 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	226,625	226,625	100%		226,625
1.00	Acres-Commercial Prime	238,750	238,750	100%		238,750
2.10	Acres-Commercial Prime	238,750	501,375	100%		501,375
Total Acres 3.10				Land Total		966,750

Accpt Land 966,800 **Accepted Bldg** 0 **Total** 966,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	
Utilities	All Public
Street	Paved
Reference 1	B1854P0039
Reference 2	
Tran/Land/Bldg	0 2 12
FARM LAND	0 OPEN SPACE 0
Exemption(s)	12 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	47,687.50	47,688	100%		47,688
1.00	Acres-Commercial Size Adj	4,750.00	4,750	100%		4,750
9.40	Acres-Commercial Prime	52,500.00	493,500	100%		493,500
Total Acres 10.40					Land Total	545,938

Accpt Land 545,900 **Accepted Bldg** 0 **Total** 545,900

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Level
Utilities	
Street	
Reference 1	B3957P0103
Reference 2	U03-027-A
Tran/Land/Bldg	0 1 15
FARM LAND	0 OPEN SPACE 0
Exemption(s)	11 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	10%	Access	21,875
0.50	Acres-Influence W Size Adj	21,875.00	10,938	100%		10,938
Total Acres 0.50					Land Total	32,813

Accpt Land	32,800	**Accepted Bldg**	0	**Total**	32,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0588P0021
Reference 2	U-22-001/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
4.01	Acres-Rear Land 1-10	2,500.00	10,025	100%		10,025
Total Acres 5.01				Land Total		55,400

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 100	Base	117,905
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	302 Sqft, Grade D	Basement Gar	None	Fin Bsmt	14,457
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,382
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	138,744

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	104,058

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1964	88	C 100	4,042	Avg.	71%	100%	100%	2,870
Wood Deck	1964	161	D 100	1,926	Avg.	71%	100%	100%	1,367
Frame Shed	1964	128	D 100	841	Fair	49%	100%	100%	412
Wood Deck	2012	480	C 100	6,308	Avg.	92%	100%	100%	5,803
1,008 SFLA						Outbuilding Total			10,452

Accpt Land	55,400	Accepted Bldg	114,500	Total	169,900

Map/Lot: U12-003
Account: 1674 Card: 1 of 1 Location: 115 BEECHNUT HILL ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/12/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2742P0104 10/01		
Reference 2	U-12-003/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.86	Acres-Commercial Size Adj	15,875.00	13,653	100%		13,653
Total Acres 0.86				Land Total		156,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1980	576	C 100	25,554	Avg.	79%	100%	100%	20,188
GARAGE FRAME ..	1999	576	B 100	29,387	Avg.	88%	100%	100%	25,861
Frame Shed	1999	480	C 100	3,672	Avg.	88%	100%	100%	3,231
							Outbuilding Total		49,280

Accpt Land	156,200	**Accepted Bldg**	49,300	**Total**	205,500

Map/Lot: U12-004-A
Account: 1676 Card: 1 of 1 Location: 378 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/12/2021
Sale Price	2,900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2742P0104 10/01		
Reference 2	U-12-004/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.93	Acres-Commercial Prime	158,750	306,388	100%		306,388
Total Acres 2.93					Land Total	464,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
AUTO CENTER.....	1985	9100	C 100	530,530	Avg.	81%	80%	100%	343,783
AUTO CENTER.....	0	11700	C 100	682,110	C Gr	81%	80%	100%	442,007
AUTO CENTER.....	0	2600	C 100	151,580	C Gr	81%	80%	100%	98,224
OFFICE MEZZ	0	1920	C 100	87,921	C Gr	81%	80%	100%	56,973
PAVING.....	1985	30000	C 100	63,600	Avg.	81%	50%	100%	25,758
								Outbuilding Total	966,745

Accpt Land	464,800	**Accepted Bldg**	966,700	**Total**	1,431,500

Map/Lot: U12-006
Account: 1678 Card: 1 of 1 Location: BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/12/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2742P0104		
Reference 2	U-12-006/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
0.93	Acres-Commercial 1-20	15,875.00	14,764	100%		14,764
Total Acres 1.93				Land Total		173,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
PAVING.....	2005	50000	C 100	106,000	Avg.	91%	50%	100%	48,230
							Outbuilding Total		48,230

Accpt Land	173,100	**Accepted Bldg**	48,200	**Total**	221,300

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/12/2021
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2742P0104		
Reference 2	U-12-007/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
0.46	Acres-Commercial Size Adj	15,875.00	7,303	100%		7,303
Total Acres 0.46				Land Total		149,803

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,116 Sqft	Grade C 105	Base	189,279
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-10,010
Rooms	7	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	179,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	129,074

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	330	C 105	14,615	Avg-	72%	100%	100%	10,523
Frame Garage	1980	624	D 100	18,906	Avg-	70%	100%	100%	13,234
Wood Deck	1980	70	C 100	1,080	Avg-	70%	100%	100%	756
1,953 SFLA						Outbuilding Total			24,513

Accpt Land	149,800	**Accepted Bldg**	153,600	**Total**	303,400

Map/Lot: U12-008-A
Account: 1683 Card: 1 of 1 Location: BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/12/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B2742P0104 10/01		
Reference 2	U-12-008/A0 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.80	Acres-Commercial 1-20	15,875.00	28,575	100%		28,575
Total Acres 2.80				Land Total		186,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
PAVING.....	2005	30000	C 100	63,600	Avg.	91%	50%	100%	28,938
							Outbuilding Total		28,938

Accpt Land	187,000	**Accepted Bldg**	28,900	**Total**	215,900

Map/Lot: U17-005
Account: 1778 Card: 1 of 2 Location: 681 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/30/2015
Sale Price	1,230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4783P0292		
Reference 2	U-17-005/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	142,500	142,500	100%		142,500
1.00	Acres-Commercial Size Adj	15,875.00	15,875	100%		15,875
1.00	Acres-Commercial Prime	158,750	158,750	100%		158,750
4.83	Acres-Rear Land 1-10	2,500.00	12,075	100%	Topography	12,075
Total Acres 6.83					Land Total	329,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STRIP CENTER	1980	32750	D 100	2,268,972	Avg-	70%	70%	100%	1,111,796
Encl Frame Porch	0	700	D 100	24,958	Fair	42%	70%	100%	7,337
Canopy	0	512	D 100	5,618	Fair	42%	70%	100%	1,652
COOLER.....	0	512	D 100	19,995	Fair	42%	70%	100%	5,879
STORE FRAME.....	1965	816	D 100	70,437	Poor	33%	45%	100%	10,460
PAVING.....	0	53200	C 100	112,784	Fair	42%	55%	100%	26,053
							Outbuilding Total		1,163,177

Accpt Land	329,200	**Accepted Bldg**	1,163,200	**Total**	1,492,400

Map/Lot: U17-005
Account: 1778 Card: 2 of 2 Location: 681 BATH ROAD

Neighborhood	U.S. RTE 1
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/30/2015
Sale Price	1,230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2489P0065		
Reference 2	U-17-005/00 0000000000		
Tran/Land/Bldg	1 2 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	0	144	D 100	1,640	Fair	42%	65%	100%	448
							Outbuilding Total		448

Accpt Land	0	**Accepted Bldg**	400	**Total**	400

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	329,200	1,163,200	1,492,400	329,200	1,163,200	1,492,400
2	0	400	400	0	400	400
TOTAL	329,200	1,163,600	1,492,800	329,200	1,163,600	1,492,800

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	02/24/2020
Sale Price	193,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT #1 TWIN OAKS SUBDIVISION PLAN		
Reference 2	U-15A-007-001		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00				Land Total		41,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	127,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	130,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	120,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2009	336	C 100	13,782	Avg.	92%	100%	100%	12,679
BSMT ENTRY.....	2009	20	C 100	306	Avg.	92%	100%	100%	282
Wood Deck	2009	16	C 100	391	Avg.	92%	100%	100%	360
Wood Deck	2009	100	C 100	1,462	Avg.	92%	100%	100%	1,345
Frame Shed	2021	80	C 100	612	Avg.	92%	100%	100%	563
1,092 SFLA						Outbuilding Total			15,229

Accpt Land	41,300	**Accepted Bldg**	135,400	**Total**	176,700

Map/Lot: R06-048
Account: 897 Card: 1 of 1 Location: 94 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	01/01/1995
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B2040P0136		
Reference 2	R-06-048/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	100%		37,500
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 2.00				Land Total		43,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 105	Base	144,433
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	147,415

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	134,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	144	C 100	2,024	Avg.	91%	100%	100%	1,842
Frame Shed	1988	224	C 100	1,714	Avg.	83%	100%	100%	1,423
1,176 SFLA						Outbuilding Total			3,265

Accpt Land	43,800	Accepted Bldg	137,400	Total	181,200

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/30/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1969P0317 B4478P0207		
Reference 2	R-01-015/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.15	Acres-Rear Land 1-10	2,500.00	10,375	100%		10,375
Total Acres 5.15					Land Total	59,875

Dwelling Description

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	180,787
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	17,184
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	204,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	159,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1972	384	C 100	15,150	Avg-	66%	100%	100%	9,999
1,680 SFLA						Outbuilding Total			9,999

Accpt Land	59,900	**Accepted Bldg**	169,600	**Total**	229,500

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/07/2021
Sale Price	530,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4812P0309		
Reference 2	U-01-095/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 25 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	137,500	137,500	100%		137,500
0.09	Acres-HS Size Adj	13,750.00	1,238	100%		1,238
Total Acres 0.09				Land Total		138,738

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,444 Sqft	Grade C 110	Base	180,485
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-9,868
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,810
Attic	1/4 Finished			Attic	5,449
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2017	TYPICAL	TYPICAL	Very Good	Typical	183,876

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	156,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1850	1444	C 110	105,669	V.G.	85%	100%	100%	89,819
Wood Deck	2001	121	C 100	1,730	Avg-	79%	100%	100%	1,367
1,444 SFLA						Outbuilding Total			91,186

Accpt Land	138,700	**Accepted Bldg**	247,500	**Total**	386,200

Map/Lot: R07-009
Account: 907 Card: 1 of 1 Location: BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/01/1995
Sale Price	24,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4643P0094		
Reference 2	R-07-009/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 11.00				Land Total		70,375

Accpt Land 70,400 **Accepted Bldg** 0 **Total** 70,400

Map/Lot: R07-019
Account: 919 Card: 1 of 1 Location: 366 BIRCH POINT ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RESIDENTIAL S-RP
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	03/25/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4643P0094 B4807P0140		
Reference 2	R-07-019/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Waterfront	131,250	131,250	100%		131,250
1.00	Acres-Shallow WF Size Adj	13,125.00	13,125	100%		13,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
37.00	R 20+-Rear 20+	625.00	23,125	100%		23,125
Total Acres 58.00					Land Total	205,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,110 Sqft	Grade B 95	Base	195,882
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,766
Unfin. Living Area	20%			Unfinished	-16,570

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	TYPICAL	TYPICAL	Below Average	Typical	175,546

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	100,061

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1932	400	D 100	2,631	Avg-	57%	100%	100%	1,500
Frame Shed	2000	120	C 100	918	Avg.	89%	100%	100%	817
Frame Shed	2000	80	C 100	612	Avg-	79%	100%	100%	483
1.50 ST BARN....	1932	1536	D 100	62,710	Fair	42%	100%	100%	26,338
Encl Frame Porch	2006	64	B 95	3,346	Avg-	57%	100%	100%	1,907
1 ST BARN.....	1932	1220	D 100	32,515	Fair	42%	100%	100%	13,656
1,554 SFLA						Outbuilding Total			44,701

Accpt Land	205,000	**Accepted Bldg**	144,800	**Total**	349,800

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B4766P0139
Reference 2	U-21-012/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.90	Acres-Rear Land 1-10	2,500.00	2,250	100%		2,250
Total Acres 1.90					Land Total	47,625

Dwelling Description **Replacement Cost New**

Conventional	One Story	650 Sqft	Grade D 100	Base	60,404
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet 3/4 Bmt	Basement	-1,736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-99
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	Old Type	Poor	Typical	58,569

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	25%	100%	100%	14,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	133	D 100	8,972	Poor	25%	100%	100%	2,243
Frame Shed	2015	160	D 100	1,052	Avg.	92%	100%	100%	968
Encl Frame Porch	1940	16	D 100	949	Poor	25%	100%	100%	237
783 SFLA							Outbuilding Total		3,448

Accpt Land	47,600	**Accepted Bldg**	18,100	**Total**	65,700

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B4766P0139
Reference 2	U-21-012/00 0000000000
Tran/Land/Bldg	1 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 1,791 SFLA	1985	14X72	D 100	86,643	Avg-	40%	100%	100%	34,657
						Outbuilding Total			34,657

Accpt Land	0	**Accepted Bldg**	34,700	**Total**	34,700

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	47,600	18,100	65,700	47,600	18,100	65,700
2	0	34,700	34,700	0	34,700	34,700
TOTAL	47,600	52,800	100,400	47,600	52,800	100,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	B0853P0119
Reference 2	R-07-019/B0 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
0.28	Acres-Rear Land 1-10	2,500.00	700	100%		700
Total Acres 1.28				Land Total		46,075

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 105	Base	158,189
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,982
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,701
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	167,872

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	132,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1974	312	C 105	25,700	Avg.	79%	100%	100%	20,303
ONE STORY FRAME	1974	224	C 105	18,451	Avg.	79%	100%	100%	14,576
Frame Garage	1974	700	C 105	25,355	Avg.	79%	100%	100%	20,030
Frame Garage	1974	768	C 105	27,388	Avg.	79%	100%	100%	21,637
Frame Shed	2000	192	C 100	1,469	Avg.	89%	100%	100%	1,307
1,824 SFLA						Outbuilding Total			77,853

Accpt Land	46,100	Accepted Bldg	210,500	Total	256,600

Map/Lot: R01-037
Account: 118 Card: 1 of 1 Location: 202 POOLER PIT ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO NW
Topography	Level
Utilities	Dugwell/Lake
Street	Gravel

Sale Data

Sale Date	07/24/2019
Sale Price	112,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2434P0106 B4153P0274		
Reference 2	R-01-037/00 0000000000		
Tran/Land/Bldg	6 1 4		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	50%	Access	22,500
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
10.00	Acres-Rear Land 11-20	1,250.00	12,500	100%		12,500
19.00	R 20+-Rear 20+	625.00	11,875	50%	Topography	5,938
Total Acres 40.00					Land Total	70,438

Dwelling Description **Replacement Cost New**

Cottage/Camp	One Story	616 Sqft	Grade D 90	Base	51,520
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-8,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,174
Rooms	1	HEARTH			
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,297
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	616	Insulation	-846
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	OLD TYPE	None	Below Average	Inadeq.	36,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	64%	89%	80%	16,479

Accpt Land	70,400	**Accepted Bldg**	16,500	**Total**	86,900

Map/Lot: U01-011-006
Account: 1138 Card: 1 of 1 Location: 35 SUMMER STREET APT. #6

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/02/2016
Sale Price	113,000
Sale Type	Other
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2504P0008		
Reference 2	U-01-011/06 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	.00		100%		0
Total Acres 0.00				Land Total		0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TOWNHOUSE CONDO	1885	847	B 100	146,767	Avg.	65%	100%	100%	95,399
						Outbuilding Total			95,399

Accpt Land	0	**Accepted Bldg**	95,400	**Total**	95,400

Map/Lot: U11-002
Account: 1635 Card: 1 of 1 Location: 30 JOHNSON STREET

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	02/14/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B0783P0174		
Reference 2	U-11-002/00 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	6 50 0	Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
5.89	Acres-Rear Land 1-10	2,500.00	14,725	100%		14,725
Total Acres 6.89				Land Total		60,100

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	690 Sqft	Grade B 95	Base	83,975
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,683
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% Warm & Cool Air	Heat	0
Rooms	8	HEARTH			
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	7,757
Attic	Full Finished			Attic	12,876
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Above Average	Typical	106,897

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	80,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1800	192	B 95	23,855	Avg+	75%	100%	100%	17,891
1 & 3/4 STORY FR	1800	352	B 95	43,735	Avg+	75%	100%	100%	32,801
Frame Shed	1800	416	D 100	2,738	Fair	42%	100%	100%	1,150
1.75 ST BARN....	1800	600	C 100	39,869	Fair	42%	65%	100%	10,884
Frame Shed	1800	300	D 100	1,974	Fair	42%	100%	100%	829
1,642 SFLA						Outbuilding Total			63,555

Accpt Land	60,100	**Accepted Bldg**	143,700	**Total**	203,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1993
Sale Price	22,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1	B1899P0134		
Reference 2	R-06-038/A0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	2 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.78	Acres-Rear Land 1-10	2,500.00	1,950	100%		1,950
Total Acres 1.78				Land Total		51,450

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 100	Base	170,307
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	174,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	160,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2012	784	C 100	26,540	Avg.	92%	100%	100%	24,417
Frame Shed	2012	112	C 100	856	Avg.	92%	100%	100%	788
Open Frame Porch	2012	160	C 100	4,336	Avg.	92%	100%	100%	3,989
Wood Deck	2012	200	C 100	2,738	Avg.	92%	100%	100%	2,519
1,456 SFLA						Outbuilding Total			31,713

Accpt Land	51,500	**Accepted Bldg**	192,300	**Total**	243,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	55 0 0 Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR PANELS	2022			- - - - S O U N D V A L U E - - - -					7,800
							Outbuilding Total		7,800

Accpt Land	0	**Accepted Bldg**	7,800	**Total**	7,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	R-06-017/04 0000000000
Tran/Land/Bldg	6 1 3
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home 924 SFLA	1978	14X66	D 100	80,784	Avg-	40%	50%	100%	16,157
						Outbuilding Total			16,157

Accpt Land	0	**Accepted Bldg**	16,200	**Total**	16,200

Map/Lot: R06-017
Account: 839 Card: 1 of 1 Location: 277 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	All Public
Street	Paved
Reference 1	B1033P0064
Reference 2	R-06-017/00 0000000000
Tran/Land/Bldg	8 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
4.40	Acres-Rear Land 11-20	1,250.00	5,500	100%		5,500
Total Acres 15.40				Land Total		80,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	2320	C 100	70,278	Avg-	72%	100%	100%	50,600
Wood Deck	1985	378	C 100	5,008	Avg-	72%	100%	100%	3,606
1S AD/GAR.....	1985	1120	C 100	91,449	Avg-	72%	100%	100%	65,843
						Outbuilding Total			120,049

Accpt Land	80,000	**Accepted Bldg**	120,000	**Total**	200,000

Map/Lot: R06-017-A
Account: 842 Card: 1 of 1 Location: 279 GARDINER ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Private

Sale Data

Sale Date	06/29/2004
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3315P0128 (06/04)		
Reference 2	R-06-017/A 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
Total Acres 1.00				Land Total		49,500

Dwelling Description

				Replacement Cost New	
Double Wide	One Story	1,248 Sqft	Grade D 100	Base	89,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,664
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,905
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	77,143

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	65,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Frame Garage	2005	896	B 100	51,294	Avg.	91%	100%	100%	46,678
Wood Deck	2005	96	C 100	1,411	Avg.	91%	100%	100%	1,284
Wood Deck	1990	96	C 100	1,411	Avg.	84%	100%	100%	1,185
1,248 SFLA						Outbuilding Total			49,147

Accpt Land	49,500	**Accepted Bldg**	114,700	**Total**	164,200

Neighborhood	RURAL WEST
Zoning/Use	SHORE RES PROTEC RU
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/16/2008
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4052P0138 B4600P0056		
Reference 2	R-02-014-A2		
Tran/Land/Bldg	0 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	0 50 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.90	Acres-Rear Land 1-10	2,500.00	12,250	100%		12,250
Total Acres 5.90				Land Total		61,750

Dwelling Description

Ranch	One Story	960 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	129,134
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	132,400

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	121,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	60	C 95	1,715	Avg.	92%	100%	100%	1,578
Wood Deck	2008	128	C 100	1,820	Avg.	92%	100%	100%	1,674
Frame Shed	2010	96	C 100	735	Avg.	92%	100%	100%	676
960 SFLA						Outbuilding Total			3,928

Accpt Land	61,800	**Accepted Bldg**	125,700	**Total**	187,500

Map/Lot: R05-116-022
Account: 2352 Card: 1 of 1 Location: 50 BROWN ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/14/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4812P0197		
Reference 2	R-5-116/22		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
4.82	Acres-Rear Land 1-10	2,500.00	12,050	100%		12,050
Total Acres 5.82					Land Total	87,207

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	208,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	217,847

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	198,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	40	C 100	698	Avg.	91%	100%	100%	635
Wood Deck	2007	392	C 100	5,185	Avg.	92%	100%	100%	4,770
1,960 SFLA						Outbuilding Total			5,405

Accpt Land	87,200	**Accepted Bldg**	203,600	**Total**	290,800

Name: YEATTS, SHAUN
YEATTS, KATIE E
Map/Lot: R07-091-002
Account: 1053 Card: 1 of 1 Location: 157 OLD BATH ROAD

Neighborhood	SOUTHWEST
Zoning/Use	RESIDENTIAL
Topography	Steep
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/16/2022
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2851P0231 05/02		
Reference 2	R-7-91/2		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	108

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	37,500.00	37,500	90%	Access	33,750
1.00	Acres-HS Size Adj	3,750.00	3,750	100%		3,750
Total Acres 1.00					Land Total	37,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	736 Sqft	Grade B 95	Base	129,882
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-12,845
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,869
Rooms	5	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Above Average	Typical	110,168

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	102,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1995	448	B 95	38,395	Avg+	93%	100%	100%	35,707
ONE STORY FRAME	2007	330	B 95	28,284	Avg+	93%	100%	100%	26,304
ONE STORY FRAME	2007	320	B 95	27,425	Avg+	93%	100%	100%	25,505
Wood Deck	2015	331	C 100	4,408	Avg.	92%	100%	100%	4,055
Frame Shed	1995	64	D 100	421	Fair	65%	100%	100%	274
2,386 SFLA						Outbuilding Total			91,845

Accpt Land	37,500	**Accepted Bldg**	194,300	**Total**	231,800

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/10/2017
Sale Price	248,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4416P0054 B4711P0229		
Reference 2	U-07-015/00 0000000000		
Tran/Land/Bldg	6 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
0.83	Acres-Rear Land 1-10	2,500.00	2,075	100%		2,075
Total Acres 1.83					Land Total	51,575

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,450 Sqft	Grade B 95	Base	185,293
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	943 Sqft, Grade B	Basement Gar	None	Fin Bsmt	57,347
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	7	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	249,612

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	197,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	100	B 95	3,078	Avg.	79%	100%	100%	2,432
Frame Garage	1975	880	B 95	31,981	Avg.	79%	100%	100%	25,265
Wood Deck	1975	768	C 100	9,980	Avg.	79%	100%	100%	7,884
Wood Deck	1975	208	B 95	3,102	Avg.	79%	100%	100%	2,451
Frame Shed	1975	1	C 100	8	Avg.	76%	100%	100%	6
Frame Shed	1975	64	B 95	535	Avg.	79%	100%	100%	423
1,450 SFLA							Outbuilding Total		38,461

Accpt Land	51,600	**Accepted Bldg**	235,700	**Total**	287,300

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/10/2017
Sale Price	248,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 0 0
FARM LAND 0 OPEN SPACE 0
Exemption(s) Land Schedule 103

Dwelling Description

Cape Cod	One Story	788 Sqft	Grade D 105	Base	77,682
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,473
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	0
Rooms	0	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,411
Attic	Full Finished			Attic	11,585
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	2017	TYPICAL	TYPICAL	Average	Typical	86,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	56,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1	144	D 105	10,201	Avg.	65%	100%	100%	6,631
932 SFLA						Outbuilding Total			6,631

Accpt Land	0	**Accepted Bldg**	62,700	**Total**	62,700

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	51,600	235,700	287,300	51,600	235,700	287,300
2	0	62,700	62,700	0	62,700	62,700
TOTAL	51,600	298,400	350,000	51,600	298,400	350,000

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Semi-Improved

Sale Data

Sale Date	04/01/2022
Sale Price	0
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	BILL OF SALE 12/6/2019		
Reference 2	W-004 0000000000		
Tran/Land/Bldg	9 1 3		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1979	14X66	D 100	80,784	Fair	30%	50%	100%	12,118
Frame Shed	1979	160	D 100	1,052	Avg-	69%	100%	100%	726
SLAB.....	1979	924	C 100	2,888	Avg.	78%	100%	100%	2,253
Wood Deck	2019	144	D 100	1,740	Avg.	92%	100%	100%	1,601
Wood Deck	2011	64	D 100	864	Avg.	92%	100%	100%	795
924 SFLA							Outbuilding Total		17,493

Accpt Land	0	**Accepted Bldg**	17,500	**Total**	17,500

Map/Lot: U01-098
Account: 1236 Card: 1 of 1 Location: 19 FORT HILL STREET

Neighborhood	VILLAGE
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/03/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B4705P0060 B4715P0174		
Reference 2	U-01-098/00 0000000000		
Tran/Land/Bldg	9 1 12		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.09	Acres-Influence W Size Adj	21,875.00	1,969	100%		1,969
Total Acres 0.09				Land Total		220,719

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	448 Sqft	Grade B 100	Base	79,202
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-6,401
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	10	HEARTH			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	11,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2003	TYPICAL	TYPICAL	Above Average	Typical	84,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	63,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2002	1012	B 100	148,806	Avg+	75%	100%	100%	111,604
Wood Deck	2013	208	B 100	3,266	Avg+	75%	100%	100%	2,450
2,696 SFLA						Outbuilding Total			114,054

Accpt Land	220,700	Accepted Bldg	177,200	Total	397,900

Map/Lot: R03-082-B
Account: 460 Card: 1 of 1 Location: 207 FOWLE HILL ROAD

Neighborhood	RURAL NORTHWEST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/13/2007
Sale Price	119,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B3882P0002		
Reference 2	R-03-082/B0 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	104

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	35,000.00	35,000	100%		35,000
1.00	Acres-HS Size Adj	3,500.00	3,500	100%		3,500
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 1.07				Land Total		38,675

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 100	Base	137,555
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	220 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,532
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	5	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	148,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	114,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1970	80	C 100	1,208	Avg.	77%	100%	100%	930
1.75 ST GARAGE..	1990	576	C 100	50,292	Avg.	84%	100%	100%	42,245
Wood Deck	2001	160	C 100	2,228	Avg.	89%	100%	100%	1,983
Wood Deck	2001	416	C 100	5,491	Avg.	89%	100%	100%	4,887
Wood Deck	2001	120	C 100	1,718	Avg.	89%	100%	100%	1,529
1,176 SFLA						Outbuilding Total			51,574

Accpt Land	38,700	**Accepted Bldg**	165,600	**Total**	204,300

Map/Lot: R05-128-E
Account: 2660 Card: 1 of 1 Location: 77 CLARKS POINT ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	SHORE RESIDENTIA
Topography	
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	0 0 0
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 106

Sale Data

Sale Date	06/25/2017
Sale Price	42,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	187,500	187,500	80%	Topography	150,000
1.00	Acres-Influence W Size Adj	18,750.00	18,750	100%		18,750
9.50	Acres-Rear Land 1-10	2,500.00	23,750	100%		23,750
Total Acres 10.50					Land Total	192,500

Accpt Land 192,500 **Accepted Bldg** 0 **Total** 192,500

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/22/2015
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1721P0217 B3815P0143 B4248P0269		
Reference 2	R-07-047/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
6.73	Acres-Rear Land 11-20	1,250.00	8,413	100%		8,413
Total Acres 17.73				Land Total		78,788

Accpt Land	78,800	**Accepted Bldg**	0	**Total**	78,800

Name: YOUNG, DYLAN J/T
YOUNG, DEBRA A
Map/Lot: R07-050
Account: 980 Card: 1 of 1 Location: 10 CATON ROAD

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	12/30/2011
Sale Price	28,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4479P0310
Reference 2	R-07-050/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
0.89	Acres-HS Size Adj	4,125.00	3,671	100%		3,671
Total Acres 0.89				Land Total		44,921

Dwelling Description — **Replacement Cost New**

Ranch	One Story	834 Sqft	Grade D 100	Base	83,895
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-12,094
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,501
Rooms	4	HEARTH			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,273
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Inadeq.	67,027

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	99%	100%	43,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	126	D 100	4,810	Avg.	65%	99%	100%	3,096
Frame Shed	1990	64	C 105	514	Avg.	84%	100%	100%	432
834 SFLA						Outbuilding Total			3,528

Accpt Land	44,900	**Accepted Bldg**	46,700	**Total**	91,600

Map/Lot: R02-022
Account: 227 Card: 1 of 1 Location: 357 LOWELLTOWN ROAD

Neighborhood	RURAL WEST
Zoning/Use	SHORE STREAM PRO RU
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/09/2019
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2520P0103 B4679P0092
Reference 2	R-02-022/00 0000000000
Tran/Land/Bldg	1 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	Land Schedule 103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
4.10	Acres-Rear Land 1-10	2,500.00	10,250	100%		10,250
Total Acres 5.10					Land Total	59,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,024 Sqft	Grade B 95	Base	171,982
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	176,636

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	158,972

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	333	C 100	4,434	Avg.	89%	100%	100%	3,946
1.50 ST GARAGE..	2002	896	B 95	70,876	Avg.	90%	100%	100%	63,788
ONE STORY FRAME	2004	84	B 95	7,199	Avg.	91%	100%	100%	6,551
AB.GR. POOL.....	2001	1	C 100	1,250	Avg.	99%	100%	100%	1,238
Open Frame Porch	2007	340	C 100	8,892	Avg.	92%	100%	100%	8,181
Frame Shed	2007	384	B 95	3,210	Avg.	92%	100%	100%	2,953
Frame Garage	2020	1200	D 100	33,011	Avg.	92%	100%	100%	30,370
1,620 SFLA						Outbuilding Total			117,027

Accpt Land	59,800	Accepted Bldg	276,000	Total	335,800

Map/Lot: R06-040-A
Account: 882 Card: 1 of 1 Location: 243 BRADFORD ROAD

Neighborhood	RURAL WEST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/13/2023
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2562P0096 B4606P0120		
Reference 2	R-06-040/A0 0000000000		
Tran/Land/Bldg	1 1 2		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 25 0	Land Schedule	103

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	45,000.00	45,000	100%		45,000
1.00	Acres-HS Size Adj	4,500.00	4,500	100%		4,500
1.38	Acres-Rear Land 1-10	2,500.00	3,450	100%		3,450
Total Acres 2.38				Land Total		52,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1976	12X66	C 100	92,619	Avg-	40%	50%	100%	18,524
Encl Frame Porch	1980	128	D 100	4,880	Avg-	40%	50%	100%	976
ONE STORY FRAME	1980	448	D 100	30,225	Avg-	40%	50%	100%	6,045
Open Frame Porch	1980	192	D 100	4,426	Avg-	40%	50%	100%	885
Frame Garage	1980	336	C 100	13,782	Avg.	79%	100%	100%	10,888
Frame Shed	2005	120	C 100	918	Avg.	91%	100%	100%	835
Frame Shed	1980	168	D 100	1,105	Avg.	79%	100%	100%	873
Frame Shed	1980	748	D 100	4,921	Avg.	79%	100%	100%	3,888
1,240 SFLA							Outbuilding Total		42,914

Accpt Land	53,000	**Accepted Bldg**	42,900	**Total**	95,900

Map/Lot: R05-116-009
Account: 761 Card: 1 of 1 Location: 96 BROWN ROAD

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Steep
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2016
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3047P0215 (05/03)		
Reference 2	R-05-116/09 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00					Land Total	75,157

Dwelling Description

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 95	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	177,882
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH			
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	177,882

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	160,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	36	B 95	1,309	Avg.	90%	100%	100%	1,178
Frame Garage	2021	440	B 95	18,292	Avg.	92%	100%	100%	16,829
Open Frame Porch	2021	144	C 100	3,931	Avg.	92%	100%	100%	3,617
Frame Shed	2003	80	D 100	526	Avg.	90%	100%	100%	473
1,764 SFLA						Outbuilding Total			22,097

Accpt Land	75,200	**Accepted Bldg**	182,200	**Total**	257,400

Neighborhood	RURAL NORTHEAST
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/08/2018
Sale Price	213,100
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2020P0058		
Reference 2	R-05-116/06 0000000000		
Tran/Land/Bldg	1 1 11		
FARM LAND	0	OPEN SPACE	0
Exemption(s)	50 0 0	Land Schedule	106

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	40,625.00	40,625	175%	Neighborho	71,094
1.00	Acres-HS Size Adj	4,062.50	4,063	100%		4,063
Total Acres 1.00					Land Total	75,157

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 100	Base	198,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6	HEARTH		HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,899
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	2002	TYPICAL	TYPICAL	Average	Typical	202,904

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	176,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
AB.GR. POOL.....	2001	1	C 100	1,250	Avg.	89%	100%	100%	1,112
Wood Deck	2005	392	C 100	5,185	Avg.	91%	100%	100%	4,718
Wood Deck	2005	324	B 100	4,966	Avg.	87%	100%	100%	4,320
1.25 ST GARAGE..	2022	1024	C 110	58,802	Avg.	92%	100%	100%	54,098
1,680 SFLA						Outbuilding Total			64,248

Accpt Land	75,200	**Accepted Bldg**	240,800	**Total**	316,000

Neighborhood	VILLAGE
Zoning/Use	SHORE RESIDENTIA
Topography	Rolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/15/2003
Sale Price	229,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3060P0090 (05/03)
Reference 2	U-02-041/00 0000000000
Tran/Land/Bldg	6 1 11
FARM LAND	0 OPEN SPACE 0
Exemption(s)	50 0 0 Land Schedule 101

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Water Influence 1	218,750	218,750	100%		218,750
0.58	Acres-Influence W Size Adj	21,875.00	12,688	100%		12,688
Total Acres 0.58					Land Total	231,438

Dwelling Description

				Replacement Cost New	
Conventional	One Story	835 Sqft	Grade B 95	Base	101,622
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	4,870
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH		HEARTHS	0
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,654
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1984	TYPICAL	TYPICAL	Good	Typical	111,146

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	88,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1984	439	B 95	37,625	Avg.	81%	100%	100%	30,476
Finished Attic	1984	120	B 95	2,632	Avg.	81%	100%	100%	2,132
ONE STORY FRAME	1984	252	B 95	21,599	Avg.	81%	100%	100%	17,495
Encl Frame Porch	1984	35	B 95	2,052	Good	80%	100%	100%	1,642
Frame Bay Window	1984	14	B 95	1,200	Avg.	81%	100%	100%	972
Frame Shed	1988	64	D 100	421	Avg.	83%	100%	100%	349
Frame Shed	1988	256	C 100	1,959	Avg.	83%	100%	100%	1,626
Wood Deck	2011	484	B 95	6,946	Avg.	92%	100%	100%	6,390
1,588 SFLA							Outbuilding Total		61,082

Accpt Land	231,400	**Accepted Bldg**	150,000	**Total**	381,400

Neighborhood	SOUTHEAST
Zoning/Use	RURAL
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/07/2020
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3264P0314 B4729P0119		
Reference 2	U-22-025/00 0000000000		
Tran/Land/Bldg	1 1 15		
FARM LAND	0	OPEN SPACE	0
Exemption(s)		Land Schedule	109

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Homesite Value	41,250.00	41,250	100%		41,250
1.00	Acres-HS Size Adj	4,125.00	4,125	100%		4,125
8.70	Acres-Rear Land 1-10	2,500.00	21,750	100%		21,750
Total Acres 9.70				Land Total		67,125

Accpt Land	67,100	**Accepted Bldg**	0	**Total**	67,100