Name: Williams, Robert C. TR
Cousins, Sarah W. TR
Map/Lot: 30-01
Account: 2804 Card: 1 of 1
Location: 53 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2095
Reference 1	HS off at sale. Sent letter re: trust
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	08/30/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	95%	Unimproved	31,544
0.14	ACRES-Secondary ac.	8,300.00	1,162	100%		1,162
Total Acres 0.39				Land Total		32,706

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	780 Sqft	Grade C 114	Base	99,051
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,774
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,402
Attic	1/2 Finished			Attic	5,664
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,682
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2012	Typical	Typical	Above Average	Typical	115,995

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	69,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	208	C 114	7,535	Avg+	60%	100%	100%	4,521
Garage, wd. fr.	1930	750	C 114	16,273	Avg+	60%	100%	100%	9,764
Bay Window(s) wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				200
2 Story, wd. fr.	1989	378	C 110	31,686	Avg.	79%	100%	100%	25,032
Porch(es) open wd. fr.	2013	15	C 110	1,084	Avg.	92%	100%	100%	997
Hot Tub	2017	1	C 100	3,900	Avg.	94%	50%	100%	1,833
2,316 SFLA						Outbuilding Total			42,347

Accpt Land	32,710	**Accepted Bldg**	111,940	**Total**	144,650

Name: HILEMAN, STEVEN M
HILEMAN, MELANIE C
Map/Lot: 30-02
Account: 183 Card: 1 of 1 Location: 49 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2112
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	07/30/2010
Sale Price	122,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	90%	Unimproved	29,884
0.03	ACRES-Secondary ac.	8,300.00	249	100%	Access/Loc	249
Total Acres 0.28					Land Total	30,133

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	Base	66,017
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-697
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1999	Typical	Typical	Good	Typical	66,792

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	46,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1.5 Story, wd. fr.	1890	308	C 100	20,184	Good	70%	95%	100%	13,423
Shed(s) wd. fr.	1940	208	D 100	1,674	Fair	30%	100%	100%	502
Porch(es) encl. wd. fr.	2000	240	C 110	8,024	Avg.	85%	95%	100%	6,479
Garage, wd. fr.	2000	624	C 100	12,308	Avg.	85%	100%	100%	10,462
Shed(s) wd. fr.	2012	96	C 110	1,269	Avg.	92%	100%	100%	1,167
1,386 SFLA						Outbuilding Total			32,033

Accpt Land 30,130 **Accepted Bldg** 78,320 **Total** 108,450

Map/Lot: 30-03
Account: 1372 Card: 1 of 1 Location: 47 PINE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2122		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	06/04/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	90%	Unimproved	29,884
0.03	ACRES-Secondary ac.	8,300.00	249	100%	Access/Loc	249
Total Acres 0.28					Land Total	30,133

Dwelling Description / **Replacement Cost New**

Conventional	One Story	725 Sqft	Grade C 120	Base	64,787
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	64,131

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	38,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	232	C 120	13,387	Avg+	60%	100%	100%	8,032
1 Story, wd. fr.	1930	126	C 120	8,767	Avg+	60%	100%	100%	5,260
1,083 SFLA							Outbuilding Total		13,292

Accpt Land 30,130 **Accepted Bldg** 51,770 **Total** 81,900

Map/Lot: 30-04
Account: 2361 Card: 1 of 1 Location: 45 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2134

Sale Data

Sale Date	06/21/2004
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Dormers on el, none on main house = 1.5 sf.
Reference 2	4-18 Hayden, Keith Reed H released to MH.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	ACRES-Dev. Lot (Fract.)	42,000.00	34,507	100%		34,507
Total Acres 0.27				Land Total		34,507

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	552 Sqft	Grade C 100	Base	63,489
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
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	Above Average	Typical	63,489

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	39,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	60	C 100	4,909	Avg.	50%	100%	100%	2,454
Basement, Unfin.	1900	60	C 100	980	Avg.	50%	100%	100%	490
Porch(es) encl. wd. fr.	1900	48	C 100	3,185	Avg.	50%	100%	100%	1,592
Garage, wd. fr.	1989	672	C 100	13,057	Avg.	79%	100%	100%	10,315
Porch(es) encl. wd. fr.	1993	240	C 110	8,024	Avg.	81%	100%	100%	6,499
Pergola	2015	192	D 100	712	Avg.	93%	100%	100%	662
888 SFLA						Outbuilding Total			22,012

Accpt Land	34,510	**Accepted Bldg**	61,380	**Total**	95,890

Map/Lot: 30-05
Account: 2489 Card: 1 of 1 Location: 41 PINE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	07/09/2012
Topography	Gently sloping-rolling-	Sale Price	22,500
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Other
0	1428	Verified	Public Record
		Validity	Liquidation

Sale Data

Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	95%	Unimproved	31,544
0.08	ACRES-Secondary ac.	8,300.00	664	100%		664
Total Acres 0.33					Land Total	32,208

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	560 Sqft	Grade C 110	Base	70,371
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-480
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-697
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	68,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	60%	89%	100%	36,736

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement, Unfin.	2013	306	C 100	2,766	Avg.	92%	100%	100%	2,545
1 Story, wd. fr.	2015	306	C 100	13,845	Avg.	93%	60%	100%	7,726
1,146 SFLA							Outbuilding Total		10,271

Accpt Land 32,210 **Accepted Bldg** 47,010 **Total** 79,220

Map/Lot: 30-06
Account: 1955 Card: 1 of 1 Location: 39 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2173
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/28/2004
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17					Land Total	27,381

Dwelling Description / **Replacement Cost New**

Conventional	One Story	456 Sqft	Grade C 105	Base	44,204
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-1,058
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	747
Rooms	0				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	6,100
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-361
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1950	Typical	Typical	Above Average	Typical	49,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	29,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1920	220	C 105	11,255	Avg+	60%	95%	100%	6,415
1 Story, wd. fr.	1920	192	C 105	10,189	Avg+	60%	95%	100%	5,807
Garage, wd. fr.	1930	540	D 141	10,390	Avg.	50%	90%	100%	4,676
868 SFLA						Outbuilding Total			16,898

Accpt Land 27,380 **Accepted Bldg** 46,200 **Total** 73,580

Map/Lot: 30-07
Account: 199 Card: 1 of 1 Location: 37 PINE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	12/19/2001
Topography	Gently sloping-rolling-	Sale Price	59,500
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	2182	Verified	Public Record
		Validity	

Sale Data

Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17					Land Total	27,381

Dwelling Description / **Replacement Cost New**

Conventional	One Story	500 Sqft	Grade C 115	Base	50,651
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-448
Foundation	Brick/Stone Walls	Basement	BWetx 1/2 Bsmnt	Basement	-2,272
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	Full finished			Attic	7,326
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-299
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2001	Typical	Typical	Good	Typical	58,187

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	98%	100%	39,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	56	C 110	5,242	Avg+	60%	100%	100%	3,145
1 Story, wd. fr.	1900	200	C 110	10,993	Avg+	60%	100%	100%	6,596
Porch(es) open wd. fr.	1900	120	C 110	2,959	Avg+	60%	100%	100%	1,775
Shed(s) wd. fr.	1980	260	D 126	2,636	Avg.	74%	100%	100%	1,951
756 SFLA						Outbuilding Total			13,467

Accpt Land 27,380 **Accepted Bldg** 53,380 **Total** 80,760

Name: BARTELS, NATE
FOX-BARTELS, TRACEY LYNN JT
Map/Lot: 30-08
Account: 1866 Card: 1 of 1
Location: 18 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2191
Reference 1	SWR 498
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	10/28/2011
Sale Price	99,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	100%		24,848
Total Acres 0.14				Land Total		24,848

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	1,182 Sqft	Grade C 110	Base	79,975
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-1,014
Foundation	Brick/Stone Walls	Basement	No Bm CrawlSp	Basement	-6,220
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	3,089
Attic	Full finished			Attic	16,565
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-980
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2015	Typical	Typical	Good	Typical	91,415

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	63,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2004	336	C 95	7,426	Avg.	87%	95%	100%	6,138
Deck(s) wd. fr.	2004	322	C 115	3,708	Avg.	87%	100%	100%	3,226
1,182 SFLA						Outbuilding Total			9,364

Accpt Land 24,850 **Accepted Bldg** 73,350 **Total** 98,200

Map/Lot: 30-09
Account: 515 Card: 1 of 1 Location: 22 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Water-
Street	Paved
0	2199
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	98%	Unimproved	26,833
Total Acres 0.17					Land Total	26,833

Dwelling Description / Replacement Cost New

Conventional	One Story	512 Sqft	Grade D 147	Base	43,901
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-393
Foundation	Concrete Walls	Basement	Dry Bm 1/4 Bsmnt	Basement	-2,504
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	6,424
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-380
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	47,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	100%	100%	28,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	266	D 147	12,204	Avg+	60%	100%	100%	7,322
Shed(s) wd. fr.	1990	112	D 126	1,136	Avg.	79%	100%	100%	897
Canopy, wd. fr.	1999	240	D 130	1,256	Avg.	84%	100%	100%	1,055
Shed(s) wd. fr.	1988	48	D 100	387	Avg.	78%	100%	100%	302
Deck(s) wd. fr.	2003	120	C 100	1,201	Avg.	87%	100%	100%	1,045
Deck(s) wd. fr.	2003	160	C 100	1,602	Avg.	87%	100%	100%	1,394
Shed(s) wd. fr.	2003	140	C 95	1,596	Avg.	87%	100%	100%	1,389
Porch(es) encl. wd. fr.	1900	36	D 147	2,881	Avg+	60%	100%	100%	1,729
Porch Roof	2010	18	C 100	294	Avg.	91%	100%	100%	268
778 SFLA							Outbuilding Total		15,401

Accpt Land 26,830 **Accepted Bldg** 43,630 **Total** 70,460

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2196
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.12	ACRES-Secondary ac.	8,300.00	996	100%		996
Total Acres 0.37					Land Total	34,200

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	644 Sqft	Grade C 110	Base	79,848
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-553
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-460
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,934
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-935
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	0	Typical	Typical	Good	Typical	81,893

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	57,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1885	312	C 110	15,470	Good	70%	100%	100%	10,829
Attic, Unfinished	1885	312	C 110	1,451	Good	70%	100%	100%	1,016
Porch(es) encl. wd. fr.	1885	42	C 110	3,364	Good	70%	100%	100%	2,355
Garage, wd. fr.	1972	528	C 95	10,270	Avg+	77%	100%	100%	7,908
Deck(s) wd. fr.	2003	184	C 110	2,025	Avg.	87%	100%	100%	1,762
Deck(s) wd. fr.	2003	328	C 110	3,611	Avg.	87%	100%	100%	3,142
SwimPool, Above Grnd	2003	3	C 100	133	Avg.	87%	100%	100%	116
Shed(s) wd. fr.	1999	192	D 100	1,544	Avg+	88%	95%	100%	1,291
1,439 SFLA							Outbuilding Total		28,419

Accpt Land 34,200 **Accepted Bldg** 85,740 **Total** 119,940

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	0
0	2207
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	12

Sale Data

Sale Date	03/03/2004
Sale Price	161,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	ACRES-Dev. Lot (Fract.)	42,000.00	40,937	100%		40,937
Total Acres 0.38					Land Total	40,937

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	544 Sqft	Grade C 130	Base	81,906
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-460
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,655
Rooms	8				
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,867
Attic	None, no access/use			Attic	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	1984	Typical	Typical	Good	Typical	87,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	60,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1890	432	C 130	34,731	Good	70%	99%	100%	24,069
Basement, Unfin.	1983	432	C 110	4,048	Avg+	81%	100%	100%	3,279
1 Story, wd. fr.	1890	150	C 130	10,634	Good	70%	99%	100%	7,370
Basement, Unfin.	1983	150	C 110	1,797	Avg+	81%	100%	100%	1,456
1.5 Story, wd. fr.	1984	56	C 130	8,983	Avg+	82%	100%	100%	7,366
2S Garage, wd. fr.	1890	714	C 110	18,101	Avg+	60%	100%	100%	10,861
Deck(s) wd. fr.	1994	322	C 110	3,546	Avg+	86%	100%	100%	3,050
Hot Tub	2000	1	C 100	3,900	Avg+	88%	70%	100%	2,402
Shed(s) wd. fr.	2004	100	C 95	1,141	Avg.	87%	100%	100%	993
1,698 SFLA							Outbuilding Total		60,846

Accpt Land 40,940 **Accepted Bldg** 121,810 **Total** 162,750

Map/Lot: 30-12
Account: 2228 Card: 1 of 1 Location: 28 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2228
Reference 1	Long time in fam. No SP.
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	12

Sale Data

Sale Date	09/02/1976
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	97%	Unimproved	26,559
Total Acres 0.17					Land Total	26,559

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	660 Sqft	Grade C 118	Base	82,634
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-607
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-506
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,822
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,491
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-881
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1984	Typical	Typical	Above Average	Typical	84,953

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	50,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	225	C 118	12,865	Avg+	60%	95%	100%	7,333
Attic , Finished	1860	225	C 118	3,380	Avg+	60%	95%	100%	1,927
Basement, Unfin.	1860	225	C 100	2,179	Avg.	50%	95%	100%	1,036
Porch(es) encl. wd. fr.	1860	225	C 118	8,229	Avg+	60%	99%	100%	4,888
1 Story, wd. fr.	1860	83	C 118	6,781	Avg+	60%	90%	100%	3,662
Barn, 1s wd. fr.	1860	690	C 100	15,418	Avg+	60%	100%	100%	9,251
Deck(s) wd. fr.	1980	210	C 110	2,311	Avg.	74%	100%	100%	1,710
Deck(s) wd. fr.	2015	104	C 110	1,144	Avg.	93%	100%	100%	1,064
1,410 SFLA						Outbuilding Total			30,871

Accpt Land 26,560 **Accepted Bldg** 81,330 **Total** 107,890

Name: DULONG, WILLIAM M
DULONG, VICTORIA P
Map/Lot: 30-13
Account: 1179 Card: 1 of 1 Location: 56 BRIDGE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2169
Reference 1	
Reference 2	
Bldg Codes	2
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	12

Sale Data

Sale Date	12/20/2013
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Seller
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.20	ACRES-Road Frontage	20,000.00	4,000	100%		4,000
0.40	ACRES-Secondary ac.	8,300.00	3,320	100%		3,320
Total Acres 1.00					Land Total	49,320

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,524 Sqft	Grade C 125	Base	122,794
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	816 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,868
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	5,448
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,190
Attic	None, no access/use			Attic	0
FirePlaces	2			Fireplace	9,750
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	155,050

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	120,939

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2018	384	C 115	4,420	Avg.	95%	100%	100%	4,199
Garage, wd. fr.	1975	576	C 110	12,717	Avg+	78%	90%	100%	8,927
Porch(es) open wd. fr.	2001	172	C 110	3,890	Avg+	78%	100%	100%	3,034
Screen Porch	2005	336	C 125	8,609	Avg.	88%	100%	100%	7,576
Shed(s) wd. fr.	2016	64	C 100	770	Avg.	94%	100%	100%	724
1,524 SFLA							Outbuilding Total		24,460

Accpt Land 49,320 **Accepted Bldg** 145,400 **Total** 194,720

Map/Lot: 30-14
Account: 1830 Card: 1 of 1 Location: 60 BRIDGE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2152
Reference 1	
Reference 2	SH - FORMERLY MCGINTY
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.14	ACRES-Secondary ac.	8,300.00	1,162	100%		1,162
Total Acres 0.54				Land Total		43,162

Dwelling Description / Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	1,026 Sqft	Grade C 114	Base	105,099
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,134
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,323
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	Typical	Typical	Above Average	Typical	105,910

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	74,137

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1957	80	C 114	4,410	Avg+	70%	100%	100%	3,087
Garage, wd. fr.	2010	840	C 115	18,028	Avg.	91%	100%	100%	16,405
Deck(s) wd. fr.	1990	160	C 100	1,602	Avg.	79%	100%	100%	1,266
Shed(s) wd. fr.	2010	200	D 130	2,093	Avg.	91%	100%	100%	1,905
Patio	2016	400	D 100	1,609	Avg.	94%	100%	100%	1,512
1,539 SFLA						Outbuilding Total			24,175

Accpt Land 43,160 **Accepted Bldg** 98,310 **Total** 141,470

Map/Lot: 30-15
Account: 437 Card: 1 of 1 Location: 66 BRIDGE ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2061

Sale Data

Sale Date	09/09/2009
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2	EXCEPTS DRAINAGE & SEWER ESMTS		
Bldg Codes	83		
X Coordinate	0	Y Coordinate	0
Exemption(s)	61 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	ACRES-Developed Lot	70,000.00	140,000	100%		140,000
1.00	ACRES-Secondary ac.	8,300.00	8,300	100%		8,300
Total Acres 3.00				Land Total		148,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Other	0			- - - - S O U N D V A L U E - - - -					645,100
							Outbuilding Total		645,100

Accpt Land	148,300	**Accepted Bldg**	645,100	**Total**	793,400

Robinson, John C JT Map/Lot: 30-16
Account: 783 Card: 1 of 1 Location: 19 Mount Olive Heights

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	10/10/2014
Topography	Gently sloping-rolling-	Sale Price	135,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
0	1935	Verified	Public Record
		Validity	Arms Length Sale

Sale Data

Reference 1			
Reference 2	f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.40	ACRES-Road Frontage	20,000.00	8,000	100%		8,000
0.26	ACRES-Rear land: 1st 5ac.	5,000.00	1,300	100%		1,300
Total Acres 1.06					Land Total	51,300

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	962 Sqft	Grade C 122	Base	113,251
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,205
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,284
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,344
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	125,084

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	99%	100%	87,922

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1960	30	C 122	3,416	Avg+	90%	99%	100%	3,043
Garage, wd. fr.	1960	374	C 110	9,248	Avg+	71%	100%	100%	6,566
Attic, Unfinished	1960	374	C 100	1,414	Avg+	71%	100%	100%	1,004
Deck(s) wd. fr.	2000	120	C 110	1,321	Avg.	85%	100%	100%	1,123
Shed(s) wd. fr.	1990	48	C 100	577	Avg+	84%	100%	100%	485
1,684 SFLA						Outbuilding Total			12,221

Accpt Land	51,300	**Accepted Bldg**	100,140	**Total**	151,440

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2013
Reference 1	2015 deed added .06 ac from Leeman
Reference 2	Merged 30-16 per owner.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.30	ACRES-Secondary ac.	8,300.00	2,490	50%	Size/Shape	1,245
Total Acres 0.70					Land Total	41,145

Dwelling Description / Replacement Cost New

Ranch	One Story	1,600 Sqft	Grade B 100	Base	123,243
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-7,027
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	3,320
Rooms	5				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,209
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	122,745

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	109,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2008	559	C 110	6,154	Avg.	89%	100%	100%	5,477
Shed(s) wd. fr.	2008	160	D 120	1,544	Avg.	89%	100%	100%	1,374
Canopy, wd. fr.	2008	64	D 120	309	Avg.	89%	100%	100%	275
1,600 SFLA						Outbuilding Total			7,126

Accpt Land 41,150 **Accepted Bldg** 116,370 **Total** 157,520

Name: HALLOWELL, GAIL E
Tennant In Possession
Map/Lot: 30-19
Account: 1294 Card: 1 of 1
Location: 5 Mount Olive Heights

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2034

Sale Data

Sale Date	08/11/1981
Sale Price	35,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	mort. f5 taxes f5
Reference 2	19: HS off for TIP
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	42,000.00	36,974	90%	Multi-Fact	33,277
Total Acres 0.31					Land Total	33,277

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	768 Sqft	Grade C 100	Base	80,481
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,097
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Fair	Typical	82,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	30%	80%	100%	19,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1947	60	C 110	1,888	Avg-	40%	95%	100%	717
1.5S Garage, wd. fr.	1947	324	C 110	9,448	Avg-	40%	95%	100%	3,590
Porch Roof	1947	6	D 100	125	Fair	30%	80%	100%	30
1,344 SFLA						Outbuilding Total			4,337

Accpt Land	33,280	**Accepted Bldg**	24,160	**Total**	57,440

Name: PALMER, ROBERT
PALMER, BEVERLY SNOW JT
Map/Lot: 30-20
Account: 1802 Card: 1 of 1
Location: 34 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2052
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	10/12/2011
Sale Price	109,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	42,000.00	38,722	100%		38,722
Total Acres 0.34					Land Total	38,722

Dwelling Description / **Replacement Cost New**

Ranch	One Story	816 Sqft	Grade C 117	Base	67,873
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	696 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,045
Heating	100% Hot Water	Cooling	0% None	Heat	1,489
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	None, no access/use			Attic	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	Good	Typical	80,692

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	66,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1967	80	C 105	5,918	Good	82%	100%	100%	4,853
Deck(s) wd. fr.	2002	288	C 117	3,372	Avg.	86%	100%	100%	2,900
Shed(s) wd. fr.	2003	96	C 90	1,037	Avg.	87%	100%	100%	902
896 SFLA							Outbuilding Total		8,655

Accpt Land 38,720 **Accepted Bldg** 74,820 **Total** 113,540

Map/Lot: 30-21
Account: 1658 Card: 1 of 1 Location: 38 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2037
Reference 1	6347-247 is line agreement/sale f5
Reference 2	ML died 10-6-14, homestead off
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.16	ACRES-Secondary ac.	8,300.00	1,328	50%	Unimproved	664
Total Acres 0.46					Land Total	37,037

Dwelling Description / Replacement Cost New

Colonial/Traditional	One & 1/2 Story	806 Sqft	Grade C 116	Base	91,489
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-729
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,257
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,057
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1988	Typical	Typical	Above Average	Typical	92,352

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	54,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1988	408	C 110	19,305	Avg.	78%	100%	100%	15,058
Basement, Unfin.	1988	408	C 100	3,505	Avg.	78%	100%	100%	2,734
Attic , Finished	1988	408	C 100	5,197	Avg.	78%	100%	100%	4,054
Porch(es) encl. wd. fr.	1988	48	C 100	3,185	Avg.	78%	100%	100%	2,484
Porch(es) open wd. fr.	1988	32	C 100	1,261	Avg.	78%	100%	100%	984
1.5S Garage, wd. fr.	1993	480	C 115	13,049	Avg.	81%	100%	100%	10,570
1 Story, wd. fr.	1997	60	C 110	5,400	Avg.	83%	100%	100%	4,482
1,881 SFLA							Outbuilding Total		40,366

Accpt Land 37,040 **Accepted Bldg** 95,220 **Total** 132,260

Map/Lot: 30-22
Account: 7 Card: 1 of 1 Location: 6 BRAUN PLACE

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2010

Sale Data

Sale Date	10/08/2014
Sale Price	114,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Reference 1	estate sale. *Jason Bishop on permit too.		
Reference 2	deeds f5		
Bldg Codes	2		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	42,000.00	46,957	105%	Improvemen	49,305
0.50	ACRES-Secondary ac.	8,300.00	4,150	60%	Prog/Restr	2,490
0.94	ACRES-Rear land: 1st 5ac.	5,000.00	4,700	90%	Size/Shape	4,230
Total Acres 1.94					Land Total	56,025

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	759 Sqft	Grade C 110	Base	103,403
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-543
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	7	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	10,296
Attic	Full finished			Attic	10,637
FirePlaces	2			Fireplace	8,580
Insulation	Capped only			Insulation	-1,259
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Good	Typical	131,114

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	90,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1.5 Story, wd. fr.	1860	529	C 110	35,009	Good	70%	95%	100%	23,281
Porch(es) open wd. fr.	1860	161	C 110	3,692	Good	70%	95%	100%	2,455
2 Story, wd. fr.	1860	682	C 130	62,569	V.G.	80%	95%	100%	47,552
1 Story, wd. fr.	1860	28	C 110	4,121	Good	70%	95%	100%	2,741
Porch(es) open wd. fr.	1860	36	C 110	1,459	Good	70%	95%	100%	970
Bay Window(s) wd. fr.	1860	28	C 110	1,362	Good	70%	99%	100%	943
Shed(s) wd. fr.	1999	96	C 100	1,154	Avg.	84%	100%	100%	969
Porch Roof	2012	33	C 110	473	Avg.	92%	100%	100%	435
Attic, Unfinished	1860	682	C 110	2,085	Good	70%	99%	100%	1,444
Shed(s) wd. fr.	2017	120	C 100	1,440	Avg.	94%	100%	100%	1,354
3,732 SFLA						Outbuilding Total			82,144

Accpt Land 56,030 **Accepted Bldg** 173,010 **Total** 229,040

Name: Bernard, Jason
Bernard, Jennifer A JT
Map/Lot: 30-23
Account: 2801 Card: 1 of 1
Location: 54 Broadway

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2091		
Reference 1	10/17 HS off- House rented per JenB		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	07/11/2014
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	42,000.00	46,957	100%		46,957
0.16	ACRES-Secondary ac.	8,300.00	1,328	100%		1,328
Total Acres 0.66				Land Total		48,285

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	726 Sqft	Grade C 120	Base	99,853
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Unknown Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	25% Heat pump	Heat	1,133
Rooms	9				
Bedrooms	5	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,616
Attic	Full finished			Attic	11,099
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1985	Typical	Typical	Very Good	Typical	117,135

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	93,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1870	330	C 120	17,659	V.G.	80%	95%	100%	13,421
Basement, Unfin.	1870	330	C 120	3,528	V.G.	80%	95%	100%	2,681
Porch(es) encl. wd. fr.	1870	48	C 120	3,822	V.G.	80%	100%	100%	3,058
Bay Window(s) wd. fr.	1870	24	C 120	1,274	V.G.	80%	100%	100%	1,019
Porch(es) open wd. fr.	1870	21	C 120	1,297	V.G.	80%	100%	100%	1,038
Garage, wd. fr.	1985	624	C 100	12,308	Avg+	82%	100%	100%	10,093
Deck(s) wd. fr.	1985	209	C 100	2,093	Avg+	82%	100%	100%	1,716
Deck(s) wd. fr.	1985	36	C 100	361	Avg+	82%	100%	100%	296
1,806 SFLA						Outbuilding Total			33,322

Accpt Land	48,290	**Accepted Bldg**	127,030	**Total**	175,320

Name: MOSHER, ELBERT L
Mosher, Ellen R JT
Map/Lot: 30-24
Account: 1487 Card: 1 of 1 Location: 60 Broadway

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Sewer-Public Water-		
Street	Paved		
0	2109		
Reference 1			
Reference 2			
Bldg Codes	2		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	10/12/2016
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	42,000.00	46,957	100%		46,957
0.50	ACRES-Road Frontage	20,000.00	10,000	100%		10,000
0.31	ACRES-Rear land: 1st 5ac.	5,000.00	1,550	100%		1,550
Total Acres 1.31					Land Total	58,507

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	792 Sqft	Grade C 90	Base	86,827
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-556
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,224
Rooms	15	Extras	Generator2	.....	1,209
Bedrooms	6	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	6,739
Attic	Full finished			Attic	9,081
FirePlaces	1			Fireplace	4,680
Insulation	Capped only			Insulation	-1,075
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1980	Typical	Typical	Average	Typical	108,666

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Superadequate	None	50%	90%	100%	48,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	696	C 90	25,210	Avg.	50%	90%	100%	11,345
Basement, Unfin.	1860	360	C 90	2,842	Avg.	50%	90%	100%	1,279
Attic , Finished	1860	696	C 90	7,979	Avg.	50%	90%	100%	3,591
Garage, wd. fr.	1860	660	C 90	11,583	Avg.	50%	90%	100%	5,213
Attic , Finished	1860	660	C 90	7,569	Avg.	50%	90%	100%	3,406
Porch(es) encl. wd. fr.	1860	259	C 90	6,932	Avg.	50%	90%	100%	3,119
Shed(s) wd. fr.	1860	120	C 100	1,440	Avg.	50%	100%	100%	720
Porch(es) open wd. fr.	1860	28	C 90	1,076	Avg.	50%	90%	100%	484
1 Story, wd. fr.	1860	32	C 90	3,502	Avg.	50%	90%	100%	1,576
Shed(s) wd. fr.	2019	336	C 100	4,035	Avg.	95%	100%	100%	3,833
2,990 SFLA							Outbuilding Total		34,566

Accpt Land	58,510	**Accepted Bldg**	83,470	**Total**	141,980

Name: Swift, Roderick D. & Anne H. Trustees
Swift Realty Trust U/D/T May 2, 2017 Map/Lot: 30-25
Account: 2509 Card: 1 of 1 Location: 9 Mount Olive Heights

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2019		

Sale Data

Sale Date	08/01/2017
Sale Price	0
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	-30-19A		
Reference 2			
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	ACRES-Dev. Lot (Fract.)	42,000.00	31,148	75%	Unimproved	23,361
0.05	ACRES-Rear land: 1st 5ac.	5,000.00	250	100%		250
Total Acres 0.27				Land Total		23,611

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
HOLLY PARK Moho	1971	12X60	D 100	27,626	Avg.	40%	100%	100%	11,050
Porch(es) encl. wd. fr.	1999	136	D 100	3,396	Avg.	84%	90%	100%	2,568
Deck(s) wd. fr.	1999	72	D 100	484	Avg.	84%	100%	100%	407
Shed(s) wd. fr.	2010	96	C 95	1,095	Avg.	91%	100%	100%	996
720 SFLA						Outbuilding Total			15,021

Accpt Land	23,610	**Accepted Bldg**	15,020	**Total**	38,630

Map/Lot: 30-26
Account: 2264 Card: 1 of 1 Location: Mount Olive Heights (off)

Neighborhood 4	Neighborhood 4
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	
Street	Right-of-way

Reference 1	-30-16A		
Reference 2	was PINE ST EXT		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	22,500.00	22,500	70%	Multi-Fact	15,750
0.14	ACRES-Secondary ac.	5,625.00	788	50%	Unimproved	394
Total Acres 1.14					Land Total	16,144

Accpt Land	16,140	**Accepted Bldg**	0	**Total**	16,140

Name: BRAUN, IVAN
BRAUN, JUDITH
Map/Lot: 30-27
Account: 346 Card: 1 of 1 Location: 13 Braun Place

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2044

Reference 1	-30-22A		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Access/Loc	39,900
0.40	ACRES-Secondary ac.	8,300.00	3,320	100%		3,320
0.34	ACRES-Rear land: 1st 5ac.	5,000.00	1,700	100%		1,700
Total Acres 1.14					Land Total	44,920

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	768 Sqft	Grade C 135	Base	116,194
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	768 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,347
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,504
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	5,054
Attic	None, no access/use			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
1977	0	Typical	Typical	Good	Typical	133,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	113,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1977	168	C 135	11,924	Good	85%	100%	100%	10,135
Basement, Finished	1977	168	C 110	4,321	Avg+	79%	100%	100%	3,414
Porch(es) open wd. fr.	1977	48	C 135	2,054	Good	85%	100%	100%	1,746
Garage, wd. fr.	1977	552	C 115	12,862	Avg+	79%	100%	100%	10,161
Swimming Pool	1985	800	C 100	17,750	Avg.	76%	65%	100%	8,768
1,704 SFLA							Outbuilding Total		34,224

Accpt Land 44,920 **Accepted Bldg** 147,370 **Total** 192,290

Name: BRAUN, IVAN
BRAUN, JUDITH JT
Map/Lot: 30-28
Account: 347 Card: 1 of 1
Location: 0 Braun Place (off Broadway)

Neighborhood 4	Neighborhood 4		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Electricity at lot-		
Street	Right-of-way		
0	2038		

Sale Data

Sale Date	08/16/2008
Sale Price	5,000
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Reference 1	-30-25A		
Reference 2	includes 1962 subdiv lots 8 & 12		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	22,500.00	22,500	100%		22,500
0.20	ACRES-Secondary ac.	5,625.00	1,125	100%		1,125
Total Acres 1.20				Land Total		23,625

Accpt Land 23,630 **Accepted Bldg** 0 **Total** 23,630

Name: LAPLANT, SETH A
LAPLANT, KIMBERLY H
Map/Lot: 30-29
Account: 1608 Card: 1 of 1
Location: 64 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2150
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	12

Sale Data

Sale Date	07/29/2016
Sale Price	78,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Dev. Lot (Fract.)	42,000.00	41,472	75%	Multi-Fact	31,104
Total Acres 0.39					Land Total	31,104

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,294 Sqft	Grade C 100	Base	79,139
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,019
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	936
Attic	None, no access/use			Attic	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	82,094

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	68%	85%	100%	47,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1970	300	C 100	8,577	Avg.	68%	85%	100%	4,957
Deck(s) wd. fr.	2017	288	C 110	3,172	Avg.	94%	100%	100%	2,982
1,294 SFLA							Outbuilding Total		7,939

Accpt Land 31,100 **Accepted Bldg** 55,390 **Total** 86,490

Map/Lot: 30-30
Account: 306 Card: 1 of 1 Location: 70 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2181

Sale Data

Sale Date	07/25/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	7-18: Calvin quitclaims to Nancy, 10-18 dies
Reference 2	Keep HS, Vets off- no form found.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Dev. Lot (Fract.)	42,000.00	41,472	100%		41,472
Total Acres 0.39					Land Total	41,472

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	850 Sqft	Grade C 110	Base	65,465
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	2,674
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	Full finished			Attic	11,912
FirePlaces	1			Fireplace	5,720
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Typical	Typical	Above Average	Typical	88,860

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	64,868

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1999	378	C 110	4,163	Avg.	84%	100%	100%	3,497
Garage, wd. fr.	1972	624	C 100	12,308	Avg.	69%	100%	100%	8,493
Canopy, wd. fr.	1994	317	C 100	1,903	Avg.	82%	100%	100%	1,560
1 Story, wd. fr.	1994	168	C 110	9,716	Avg.	82%	95%	100%	7,569
Basement, Unfin.	1994	168	C 110	1,942	Avg.	82%	70%	100%	1,114
1,018 SFLA						Outbuilding Total			22,233

Accpt Land	41,470	**Accepted Bldg**	87,100	**Total**	128,570

Name: EASTMAN, PRESTON
EASTMAN, SUSAN
Map/Lot: 30-31
Account: 964 Card: 1 of 1 Location: 72 Broadway

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	07/31/1990
Topography	Level-slightly sloping-	Sale Price	69,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
0	2205	Verified	Public Record
		Validity	

Sale Data

Reference 1	
Reference 2	sp = 128k in '17 - see add's.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Dev. Lot (Fract.)	42,000.00	41,472	100%		41,472
Total Acres 0.39				Land Total		41,472

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	930 Sqft	Grade C 117	Base	75,982
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,904
Heating	100% Hot Water	Cooling	75% Heat pump	Heat	3,819
Rooms	7	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,476
Attic	None, no access/use			Attic	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	1999	Typical	Typical	Good	Typical	93,181

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	76,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1968	576	C 100	11,560	Avg.	67%	100%	100%	7,745
Porch(es) encl. wd. fr.	1992	128	C 110	5,387	Avg.	80%	100%	100%	4,310
Deck(s) wd. fr.	2004	278	C 110	3,060	Avg.	87%	100%	100%	2,662
Swimming Pool	1993	512	C 110	14,945	Avg.	81%	75%	100%	9,079
1S Overhang, wd. fr.	1968	30	C 117	1,552	Good	82%	100%	100%	1,273
Shed(s) wd. fr.	1993	100	C 95	1,141	Avg.	81%	100%	100%	924
1 Story, wd. fr.	2004	162	C 117	10,078	Avg.	87%	100%	100%	8,768
Porch(es) open wd. fr.	1992	48	C 110	1,674	Avg.	80%	100%	100%	1,339
1,122 SFLA						Outbuilding Total			36,100

Accpt Land	41,470	**Accepted Bldg**	112,510	**Total**	153,980

Name: Merrill, Kenneth D., Jr.
Merrill, Kelly JT
Map/Lot: 30-32
Account: 2428 Card: 1 of 1
Location: 10 Forest Hill

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	0
0	2176
Reference 1	Subdiv Lot 4. 17- gave HS form.
Reference 2	4-20-18 short sale to Merrill
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	04/20/2018
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Dev. Lot (Fract.)	42,000.00	41,472	95%	Multi-Fact	39,398
Total Acres 0.39					Land Total	39,398

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	954 Sqft	Grade C 113	Base	74,619
Exterior	Vinyl/Aluminum	Masonry Trim	100Sqft	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	954 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,426
Heating	100% Hot Water	Cooling	0% None	Heat	1,682
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,626
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Above Average	Typical	87,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	67,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1972	34	C 113	1,698	Avg+	77%	100%	100%	1,307
Deck(s) wd. fr.	1999	300	C 115	3,453	Avg.	84%	100%	100%	2,901
Shed, 1.5s wd. fr.	2000	160	C 100	2,345	Avg.	85%	100%	100%	1,993
988 SFLA							Outbuilding Total		6,201

Accpt Land 39,400 **Accepted Bldg** 73,460 **Total** 112,860

Name: BUCKSPORT, TOWN (NICH AVE LOT)
NICHOLSON AVENUE LAND

Map/Lot: 30-33
Account: 430 Card: 1 of 1
Location: 0 Broadway Ext.

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography			
Utilities	Unknown-Unknown-		
Street	0		
Reference 1	-30-37A		
Reference 2	Broadway Extension		
Bldg Codes	89		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	12

Sale Data

Sale Date	07/01/1967
Sale Price	0
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	ACRES-Developed Lot	70,000.00	59,500	85%	Unimproved	50,575
Total Acres 0.85					Land Total	50,575

Accpt Land 50,580 **Accepted Bldg** 0 **Total** 50,580

Map/Lot: 30-34
Account: 2364 Card: 1 of 1 Location: 69 NICHOLSON AVE

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2412		
Reference 1	Letter 11/2016 merge?		
Reference 2	finish Gar int?		
Bldg Codes	94		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	06/09/2010
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.34	ACRES-Secondary ac.	8,300.00	2,822	100%		2,822
0.37	ACRES-Rear land: 1st 5ac.	5,000.00	1,850	100%		1,850
Total Acres 1.11				Land Total		46,672

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16' Mobile Home	1990	16X68	C 100	47,782	Avg.	40%	100%	100%	19,113
Shed(s) wd. fr.	1990	460	C 95	5,249	Avg.	79%	100%	100%	4,147
Canopy, wd. fr.	1990	80	C 100	481	Avg.	79%	100%	100%	380
Garage, wd. fr.	2000	672	C 120	15,668	Avg.	85%	100%	100%	13,318
Attic , Finished	2013	700	C 130	11,593	Avg.	92%	100%	100%	10,666
Slab/Crawl Sp.	2005	784	B 100	5,288	Avg.	88%	100%	100%	4,653
1 Story, wd. fr.	2005	784	B 100	41,504	Avg.	88%	100%	100%	36,524
Porch(es) open wd. fr.	2005	24	C 120	1,357	Avg.	88%	100%	100%	1,194
Conc. Slab	1990	64	C 100	250	Avg.	40%	100%	100%	100
2,222 SFLA						Outbuilding Total			90,095

Accpt Land 46,670 **Accepted Bldg** 90,100 **Total** 136,770

Name: Tweedie, Brian
TWEEDIE, ELIZABETH
Map/Lot: 30-35
Account: 2618 Card: 1 of 1 Location: 59 NICHOLSON AVE

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2425
Reference 1	1973 Modutech home (came in 2 pcs)
Reference 2	2 lots combined 2016
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	ACRES-Dev. Lot (Fract.)	42,000.00	46,009	100%		46,009
0.60	ACRES-Secondary ac.	8,300.00	4,980	90%	Unimproved	4,482
0.70	ACRES-Rear land: 1st 5ac.	5,000.00	3,500	100%		3,500
Total Acres 1.78					Land Total	53,991

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	70,814
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	501
Heating	100% Hot Water	Cooling	0% None	Heat	1,647
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	72,962

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	56,181

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1985	576	C 100	11,560	Avg.	76%	100%	100%	8,786
Deck(s) wd. fr.	1985	128	C 110	1,409	Avg.	76%	100%	100%	1,071
Shed(s) wd. fr.	1973	126	C 95	1,438	Fair	44%	100%	100%	633
Shed(s) wd. fr.	1993	96	C 100	1,154	Avg.	81%	100%	100%	935
Shed(s) wd. fr.	1973	160	D 110	1,417	Avg-	58%	100%	100%	822
Shed(s) wd. fr.	1973	192	E 100	762	Poor	26%	100%	100%	198
960 SFLA						Outbuilding Total			12,445

Accpt Land	53,990	**Accepted Bldg**	68,630	**Total**	122,620

Name: LALLY, SCOTT AND DENNIS
HANSCOM, JANA
Map/Lot: 30-36
Account: 1616 Card: 1 of 1
Location: 66 NICHOLSON AVE

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	2385
Reference 1	LIFE LEASE f5
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	06/17/2011
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	42,000.00	46,957	100%		46,957
0.50	ACRES-Road Frontage	20,000.00	10,000	100%		10,000
1.10	ACRES-Rear land: 1st 5ac.	5,000.00	5,500	100%		5,500
Total Acres 2.10					Land Total	62,457

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,180 Sqft	Grade C 115	Base	85,215
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,117
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Good	Typical	87,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	71,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1974	864	C 110	17,657	Avg.	70%	100%	100%	12,360
Shed(s) wd. fr.	1981	96	D 120	926	Avg.	74%	100%	100%	685
Swimming Pool	1981	720	D 100	11,118	Avg.	74%	60%	100%	4,936
Deck(s) wd. fr.	1981	164	C 110	1,807	Avg.	74%	100%	100%	1,337
Porch(es) open wd. fr.	2007	160	D 120	2,686	Avg.	89%	100%	100%	2,391
Shed(s) wd. fr.	2005	80	C 100	962	Avg.	88%	100%	100%	847
1,180 SFLA						Outbuilding Total			22,556

Accpt Land 62,460 **Accepted Bldg** 94,170 **Total** 156,630

Neighborhood 11	Neighborhood 11		
Zoning/Use	VILLAGE		
Topography			
Utilities	Unknown-Unknown-		
Street	0		
0	2377		
Reference 1			
Reference 2			
Bldg Codes	89		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	ACRES-Base Lot (Fract.)	21,500.00	14,423	100%		14,423
Total Acres 0.45				Land Total		14,423

Accpt Land	14,420	**Accepted Bldg**	0	**Total**	14,420

Map/Lot: 30-38
Account: 2738 Card: 1 of 1 Location: 6 WENBELLE DR (Bldg 1)

Neighborhood 17	Neighborhood 17
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2342

Sale Data

Sale Date	12/20/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1	BLDG #1 B6435, P184 = release deed		
Reference 2	66 UNITS-#6,12,18&24		
Bldg Codes	5		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
290 X 670	$/FF -REGULAR LOT	650.00	487,920	60%		292,752
Total Acres 4.46				Land Total		292,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Apartment Bldg(s)	1970			- - - - S O U N D V A L U E - - - -					520,023
Heat Pump(s)	2014			- - - - S O U N D V A L U E - - - -					22,000
Deck(s) wd. fr.	1970	480	B 110	7,030	Avg.	68%	100%	100%	4,780
Patio	1970	480	B 100	3,835	Avg.	68%	100%	100%	2,608
						Outbuilding Total			549,411

Accpt Land	292,750	**Accepted Bldg**	549,410	**Total**	842,160

Map/Lot: 30-38-on1
Account: 2739 Card: 1 of 1 Location: 12 WENBELLE DR (Bldg 2)

Neighborhood 11	Neighborhood 11
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	12/20/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1	BUILDING #2		
Reference 2	B6435, P184 = release deed		
Bldg Codes	5		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	11

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Apartment Bldg(s)	1972			- - - - S O U N D	V A L U E - - - -				584,000
Heat Pump(s)	2014			- - - - S O U N D	V A L U E - - - -				24,200
Deck(s) wd. fr.	1972	480	B 110	7,030	Avg.	69%	100%	100%	4,851
Patio	1972	1280	C 100	7,688	Avg.	69%	100%	100%	5,305
							Outbuilding Total		618,356

Accpt Land	0	**Accepted Bldg**	618,360	**Total**	618,360

Map/Lot: 30-38-on2
Account: 2740 Card: 1 of 1 Location: 18 WENBELLE DR (Bldg 3)

Neighborhood 11 Neighborhood 11

Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	12/20/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1	BUILDING #3
Reference 2	B6435, P184 = release deed
Bldg Codes	5
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 11

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Apartment Bldg(s)	1979			- - - - S O U N D V A L U E - - - -					533,500
Heat Pump(s)	2014			- - - - S O U N D V A L U E - - - -					22,000
2 Story, wd. fr.	1979	768	C 120	64,319	Avg.	73%	95%	100%	44,605
Deck(s) wd. fr.	1979	480	B 110	7,030	Avg.	73%	100%	100%	5,132
Patio	1979	480	B 100	3,835	Avg.	73%	100%	100%	2,800
1,536 SFLA							Outbuilding Total		608,037

Accpt Land 0 **Accepted Bldg** 608,040 **Total** 608,040

Map/Lot: 30-38-on3
Account: 2741 Card: 1 of 1 Location: 24 WENBELLE DR (Bldg 4)

Neighborhood 11	Neighborhood 11
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	12/20/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1	BUILDING #4 - 16 units		
Reference 2	B6435, P184 = release deed		
Bldg Codes	5		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	11

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Apartment Bldg(s)	1983			- - - - S O U N D	V A L U E - - - -				549,400
Heat Pump(s)	2014			- - - - S O U N D	V A L U E - - - -				22,000
Deck(s) wd. fr.	1983	480	B 110	7,030	Avg.	75%	100%	100%	5,272
Patio	1983	480	B 100	3,835	Avg.	75%	100%	100%	2,876
							Outbuilding Total		579,548

Accpt Land	0	**Accepted Bldg**	579,550	**Total**	579,550

Map/Lot: 30-39
Account: 2582 Card: 1 of 1 Location: 32 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2244
Reference 1	-30-055A
Reference 2	BJT died 10/2016
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.17	ACRES-Road Frontage	20,000.00	3,400	100%		3,400
Total Acres 0.42					Land Total	36,604

Dwelling Description / Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 123	Base	87,011
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,118
Rooms	6	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,454
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,048
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1991	Typical	Typical	Above Average	Typical	94,631

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	73,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1980	672	C 110	14,362	Avg+	80%	100%	100%	11,490
Deck(s) wd. fr.	2011	220	C 120	2,642	Avg.	91%	100%	100%	2,404
1 Story, wd. fr.	1991	247	C 110	12,873	Avg+	85%	100%	100%	10,942
Basement, Unfin.	1991	247	C 100	2,337	Avg+	85%	100%	100%	1,986
1,351 SFLA							Outbuilding Total		26,822

Accpt Land 36,600 **Accepted Bldg** 100,630 **Total** 137,230

Map/Lot: 30-40
Account: 3094 Card: 1 of 1 Location: 0 Bridge Street

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Electricity at lot-All Public-		
Street	Paved		
Reference 1	-30-54A		
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	08/03/2012
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Base Lot (Fract.)	32,500.00	29,964	100%		29,964
Total Acres 0.34				Land Total		29,964

Accpt Land 29,960 **Accepted Bldg** 0 **Total** 29,960

Map/Lot: 30-41
Account: 2486 Card: 1 of 1 Location: 62 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2365
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.40	ACRES-Secondary ac.	8,300.00	3,320	50%	Unimproved	1,660
Total Acres 0.80					Land Total	41,560

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	676 Sqft	Grade C 110	Base	87,789
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	4,253
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,118
Attic	None, no access/use			Attic	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	96,160

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	71,158

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1967	26	C 110	1,264	Avg+	74%	100%	100%	935
2 Story, wd. fr.	2001	432	C 113	36,429	Avg.	85%	100%	100%	30,965
Basement, Unfin.	2001	432	C 113	4,157	Avg.	85%	100%	100%	3,533
1S Overhang, wd. fr.	1967	9	C 100	398	Avg+	74%	100%	100%	295
Garage, wd. fr.	2003	720	C 110	15,187	Avg.	87%	100%	100%	13,213
Deck(s) wd. fr.	2003	264	C 110	2,907	Avg.	87%	100%	100%	2,529
Shed(s) wd. fr.	2004	120	D 100	965	Avg.	87%	100%	100%	840
2,251 SFLA							Outbuilding Total		52,310

Accpt Land 41,560 **Accepted Bldg** 123,470 **Total** 165,030

Map/Lot: 30-42
Account: 352 Card: 1 of 1 Location: Wenbelle Dr. (off Broadwy)

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	All Public-Unknown-		
Street	Paved		
0	2359		
Reference 1			
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Base Lot (Fract.)	32,500.00	42,993	95%	Access/Loc	40,844
Total Acres 0.70					Land Total	40,844

Accpt Land	40,840	**Accepted Bldg**	0	**Total**	40,840

Name: Longtin, Desiree A
Longtin, Travis JT
Map/Lot: 30-43
Account: 2359 Card: 1 of 1 Location: 63 BRIDGE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2184

Sale Data

Sale Date	10/27/2017
Sale Price	113,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-30-53A		
Reference 2	HS off at sale		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	95%	Unimproved	34,554
0.16	ACRES-Secondary ac.	8,300.00	1,328	100%		1,328
Total Acres 0.46					Land Total	35,882

Dwelling Description **Replacement Cost New**

Colonial/Traditional	Two Story	728 Sqft	Grade C 115	Base	95,849
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,612
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,262
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2007	Typical	Typical	Good	Typical	96,655

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	67,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1910	180	C 115	10,660	Good	70%	100%	100%	7,462
Basement, Unfin.	1910	180	C 115	2,129	Good	70%	100%	100%	1,490
Porch(es) open wd. fr.	2003	192	C 115	4,441	Avg.	87%	100%	100%	3,864
1,636 SFLA						Outbuilding Total			12,816

Accpt Land	35,880	**Accepted Bldg**	80,470	**Total**	116,350

Name: CRAWFORD, WILLIAM B
CRAWFORD, CHERYL A
Map/Lot: 30-44
Account: 1027 Card: 1 of 1 Location: 91 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2322
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	12

Sale Data

Sale Date	06/19/2015
Sale Price	149,387
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	ACRES-Dev. Lot (Fract.)	42,000.00	38,148	100%		38,148
Total Acres 0.33					Land Total	38,148

Dwelling Description / **Replacement Cost New**

Split Level	One Story	1,107 Sqft	Grade C 117	Base	82,093
Exterior	Plywood/T-111	Masonry Trim	240Sqft	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1107 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,578
Heating	100% Electrical	Cooling	0% None	Heat	-2,020
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,190
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,084
Insulation	Heavy			Insulation	1,953
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Good	Typical	102,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	85,389

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1970	42	C 117	2,171	Good	83%	100%	100%	1,802
Garage, wd. fr.	2013	576	C 110	12,717	Avg.	92%	100%	100%	11,700
Porch(es) open wd. fr.	2013	120	C 120	3,229	Avg.	92%	100%	100%	2,971
Deck(s) wd. fr.	2015	220	C 115	2,532	Avg.	93%	100%	100%	2,355
Patio	2016	200	D 100	806	Avg.	94%	100%	100%	758
1,149 SFLA							Outbuilding Total		19,586

Accpt Land	38,150	**Accepted Bldg**	104,980	**Total**	143,130

Map/Lot: 30-45
Account: 353 Card: 1 of 1 Location: 87 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2299
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	ACRES-Dev. Lot (Fract.)	42,000.00	51,439	100%		51,439
0.47	ACRES-Secondary ac.	8,300.00	3,901	100%		3,901
Total Acres 1.07					Land Total	55,340

Dwelling Description / Replacement Cost New

Ranch	One Story	1,269 Sqft	Grade C 133	Base	103,785
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,633
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,545
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Typical	Typical	Good	Typical	108,963

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	89,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Garage, wd. fr.	1967	864	C 110	17,657	Avg+	74%	100%	100%	13,066
Swimming Pool	1985	648	C 100	15,553	Avg+	82%	65%	100%	8,289
1 Story, wd. fr.	2002	216	C 126	13,325	Avg.	86%	100%	100%	11,460
Slab/Crawl Sp.	2002	216	C 126	1,381	Avg.	86%	100%	100%	1,188
1,485 SFLA						Outbuilding Total			34,003

Accpt Land 55,340 **Accepted Bldg** 123,350 **Total** 178,690

Map/Lot: 30-46
Account: 564 Card: 1 of 1 Location: 81 Broadway

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2260		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	04/25/2011
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	70,000.00	49,000	95%	Unimproved	46,550
0.69	ACRES-Secondary ac.	8,300.00	5,727	100%		5,727
Total Acres 1.39				Land Total		52,277

Dwelling Description / **Replacement Cost New**

Split Level	One Story	1,134 Sqft	Grade B 110	Base	105,434
Exterior	Vinyl/Aluminum	Masonry Trim	84Sqft	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	588 Sqft, Grade B	Basement Gar	None	Fin Bsmt	7,727
Heating	100% Hot Water	Cooling	0% None	Heat	2,588
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,739
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	7,608
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	1996	Typical	Typical	Good	Typical	126,096

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	102,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1965	21	B 110	1,357	Good	81%	100%	100%	1,099
Shed, 1.5s wd. fr.	2001	256	C 95	3,567	Avg.	85%	100%	100%	3,032
Garage, wd. fr.	2001	784	C 110	16,284	Avg.	85%	100%	100%	13,841
Deck(s) wd. fr.	1985	135	C 110	1,487	Avg.	76%	100%	100%	1,130
Patio	1999	400	D 100	1,609	Avg.	84%	100%	100%	1,352
1,155 SFLA						Outbuilding Total			20,454

Accpt Land	52,280	**Accepted Bldg**	122,590	**Total**	174,870

Name: FOSTER, TERRY L
FOSTER, SANDRA G
Map/Lot: 30-47
Account: 1041 Card: 1 of 1 Location: 4 Leach St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2230
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	105%	Improvemen	38,192
0.04	ACRES-Secondary ac.	8,300.00	332	100%		332
Total Acres 0.34					Land Total	38,524

Dwelling Description / Replacement Cost New

Ranch	One Story	1,290 Sqft	Grade C 121	Base	105,098
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	758 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,762
Heating	100% Hot Water	Cooling	0% None	Heat	2,435
Rooms	8	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,795
Attic	None, no access/use			Attic	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	Above Average	Typical	123,090

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	92,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	1984	576	C 110	14,347	Avg.	76%	100%	100%	10,904
Deck(s) wd. fr.	1986	192	C 110	2,114	Avg.	77%	100%	100%	1,628
Shed(s) wd. fr.	1984	120	C 100	1,440	Avg.	76%	100%	100%	1,094
Porch Roof	1968	24	D 100	234	Avg+	75%	100%	100%	176
1,290 SFLA						Outbuilding Total			13,802

Accpt Land 38,520 **Accepted Bldg** 106,120 **Total** 144,640

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2246
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	42,000.00	39,845	100%		39,845
Total Acres 0.36					Land Total	39,845

Dwelling Description / Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 113	Base	76,741
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	238 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	2,866
Heating	100% Hot Water	Cooling	0% None	Heat	1,833
Rooms	6	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,115
Attic	None, no access/use			Attic	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	Above Average	Typical	83,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	61,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1966	200	C 105	2,101	Avg+	74%	100%	100%	1,555
Garage, wd. fr.	1966	240	C 105	6,635	Avg+	74%	100%	100%	4,910
Porch(es) open wd. fr.	1966	200	C 100	3,991	Avg+	74%	100%	100%	2,953
Gazebo	2003			- - - - S O U N D	V A L U E - - - -				600
Shed(s) wd. fr.	1995	160	D 110	1,417	Avg+	86%	90%	100%	1,097
1,040 SFLA						Outbuilding Total			11,115

Accpt Land 39,850 **Accepted Bldg** 72,950 **Total** 112,800

Name: Goodine, Derik V
GOODINE, SHANNON L
Map/Lot: 30-49
Account: 1471 Card: 1 of 1
Location: 12 Leach St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2268
Reference 1	
Reference 2	f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	07/03/2014
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.11	ACRES-Secondary ac.	8,300.00	913	100%		913
Total Acres 0.41					Land Total	37,286

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	924 Sqft	Grade C 112	Base	101,259
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,952
Heating	100% Hot Water	Cooling	0% None	Heat	2,825
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,242
Attic	None, no access/use			Attic	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	Good	Typical	113,278

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	91,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1964	72	C 112	5,988	Good	81%	100%	100%	4,850
Basement, Unfin.	1964	72	C 112	1,196	Good	81%	100%	100%	969
Deck(s) wd. fr.	2001	450	C 110	4,956	Avg.	85%	100%	100%	4,213
Garage, wd. fr.	1982	672	C 110	14,362	Avg+	81%	100%	100%	11,633
Canopy, wd. fr.	1982	280	C 110	1,849	Avg.	75%	100%	100%	1,387
Swimming Pool	1982	648	C 100	15,553	Avg.	75%	50%	100%	5,832
Shed(s) wd. fr.	2002	48	C 95	549	Avg.	86%	95%	100%	448
1,689 SFLA						Outbuilding Total			29,332

Accpt Land 37,290 **Accepted Bldg** 121,090 **Total** 158,380

Name: LEACH, HARLAND, JR
LEACH, JANICE JT
Map/Lot: 30-50
Account: 1644 Card: 1 of 1
Location: 13 Leach St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2218
Reference 1	8-17: recent survey f5
Reference 2	1987 to JT
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/16/1987
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	42,000.00	46,957	100%		46,957
0.50	ACRES-Road Frontage	20,000.00	10,000	100%		10,000
0.91	ACRES-Rear land: 1st 5ac.	5,000.00	4,550	50%	Size/Shape	2,275
Total Acres 1.91					Land Total	59,232

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,161 Sqft	Grade C 110	Base	80,586
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	300 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,986
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	3,653
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-963
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	1993	Typical	Typical	Above Average	Typical	87,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	61,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Garage, wd. fr.	1958	400	C 100	8,814	Avg+	71%	95%	100%	5,945
Porch(es) encl. wd. fr.	1994	160	C 100	5,582	Avg+	86%	100%	100%	4,801
Garage, wd. fr.	1993	240	D 126	5,335	Avg+	85%	95%	100%	4,308
Porch(es) encl. wd. fr.	1993	40	C 100	3,013	Avg+	85%	100%	100%	2,561
1 Story, wd. fr.	1993	400	C 110	18,985	Avg+	85%	100%	100%	16,137
Deck(s) wd. fr.	1994	138	C 100	1,381	Avg+	86%	100%	100%	1,188
Patio	1994	300	D 100	1,206	Avg.	82%	100%	100%	989
1,561 SFLA						Outbuilding Total			35,929

Accpt Land	59,230	**Accepted Bldg**	97,930	**Total**	157,160

Map/Lot: 30-51
Account: 1611 Card: 1 of 1 Location: 3 Leach St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2202
Reference 1	167' wide, 130' +/- deep f5
Reference 2	HS off at sale f5
Bldg Codes	9
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	10/12/2017
Sale Price	0
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.19	ACRES-Secondary ac.	8,300.00	1,577	70%	Unimproved	1,104
Total Acres 0.49					Land Total	37,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TRAVELO Moho	1965	12X57	C 100	31,028	Avg.	40%	100%	100%	12,411
Deck(s) wd. fr.	1991	96	C 110	1,058	Avg.	80%	100%	100%	846
Porch(es) encl. wd. fr.	2000	168	C 100	5,754	Avg.	85%	100%	100%	4,891
Deck(s) wd. fr.	1994	120	C 110	1,321	Avg.	82%	100%	100%	1,083
1 Story, wd. fr.	1994	560	C 120	27,685	Avg.	82%	95%	100%	21,567
Slab/Crawl Sp.	1973	1244	C 100	6,308	Avg.	70%	100%	100%	4,416
Garage, wd. fr.	1970	660	C 110	14,157	Avg.	68%	100%	100%	9,627
Pergola	2016	96	C 100	564	Avg.	94%	100%	100%	530
1,244 SFLA							Outbuilding Total		55,371

Accpt Land 37,480 **Accepted Bldg** 55,370 **Total** 92,850

Name: BUCKSPORT, TOWN (POOL/PLAYGD)
(pool, playground, parking for Jewett) Map/Lot: 30-52
Account: 435 Card: 1 of 1 Location: 55 Broadway

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2129		
Reference 1			
Reference 2	1/16: merged 30-53 0.49 ac into this		
Bldg Codes	89		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	12

Sale Data

Sale Date	07/11/1950
Sale Price	0
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	70,000.00	70,000	100%		70,000
1.05	ACRES-Secondary ac.	8,300.00	8,715	100%		8,715
Total Acres 2.05				Land Total		78,715

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Municipal Bldg(s)	0			- - - - S O U N D V A L U E - - - -					100,000
							Outbuilding Total		100,000

Accpt Land	78,720	**Accepted Bldg**	100,000	**Total**	178,720

Map/Lot: 30-54
Account: 2891 Card: 1 of 1 Location: 59 BRIDGE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	05/01/2007
Topography	Level-slightly sloping-	Sale Price	117,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
0	2203	Verified	Public Record
		Validity	Arms Length Sale

Sale Data

Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	ACRES-Dev. Lot (Fract.)	42,000.00	42,522	100%		42,522
Total Acres 0.41					Land Total	42,522

Dwelling Description

Cape Cod/Salt Box	One Story	936 Sqft	Grade C 115	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	72,812
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
				Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Generator2		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,076
Attic	Small storage area			Attic	1,307
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-812
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	Typical	Typical	Good	Typical	74,383

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	58,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1953	80	C 115	6,482	Good	78%	100%	100%	5,056
Garage, wd. fr.	1953	408	C 110	9,833	Avg.	58%	100%	100%	5,703
1,016 SFLA						Outbuilding Total			10,759

Accpt Land	42,520	**Accepted Bldg**	68,780	**Total**	111,300

Map/Lot: 30-55
Account: 257 Card: 1 of 1 Location: 53 BRIDGE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2225		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	08/03/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.13	ACRES-Secondary ac.	8,300.00	1,079	100%		1,079
Total Acres 0.43				Land Total		37,452

Dwelling Description / **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 118	Base	75,964
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	75,964

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	59,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2016	192	C 100	1,921	Avg.	94%	100%	100%	1,806
Shed(s) wd. fr.	2009	192	C 110	2,538	Avg.	90%	100%	100%	2,284
960 SFLA						Outbuilding Total			4,090

Accpt Land	37,450	**Accepted Bldg**	63,340	**Total**	100,790

Name: KIRBY, CHARLES (heirs of)
c/o Charles L. Kirby PR
Map/Lot: 30-56
Account: 1591 Card: 1 of 1
Location: 36 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2210
Reference 1	
Reference 2	access from Broadway via deeded ROW.
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	10/22/1987
Sale Price	70,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	ACRES-Developed Lot	70,000.00	39,200	100%		39,200
0.56	ACRES-Rear land: 1st 5ac.	5,000.00	2,800	100%		2,800
0.56	ACRES-Secondary ac.	8,300.00	4,648	100%		4,648
Total Acres 1.68				Land Total		46,648

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade C 110	Base	74,101
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,586
Rooms	8	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-766
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1960	Typical	Typical	Above Average	Typical	77,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	46,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1840	252	C 110	13,070	Avg+	60%	95%	100%	7,450
Attic , Finished	1840	252	C 110	3,531	Avg+	60%	95%	100%	2,013
Porch(es) encl. wd. fr.	1840	108	C 110	4,917	Avg+	60%	99%	100%	2,920
1 Story, wd. fr.	1840	100	C 110	6,999	Avg+	60%	95%	100%	3,989
Barn, 1.5s wd. fr.	1840	576	D 100	9,742	Avg-	40%	50%	100%	1,948
Shed(s) wd. fr.	1840	140	C 100	1,682	Avg.	50%	90%	100%	757
Garage, wd. fr.	1993	440	C 100	9,438	Avg.	81%	100%	100%	7,645
1,402 SFLA						Outbuilding Total			26,722

Accpt Land	46,650	**Accepted Bldg**	72,800	**Total**	119,450

Name: TARR, DAVID S
TARR, KAREN M
Map/Lot: 30-57
Account: 2563 Card: 1 of 1 Location: 40 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2245
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	08/29/1997
Sale Price	47,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.27	ACRES-Secondary ac.	8,300.00	2,241	100%		2,241
Total Acres 0.57					Land Total	38,614

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	665 Sqft	Grade C 117	Base	82,288
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-607
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-506
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,822
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-880
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Above Average	Typical	82,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	48,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1870	100	C 117	5,028	Avg+	60%	99%	100%	2,987
Garage, wd. fr.	1950	480	C 100	10,062	Poor	20%	100%	100%	2,012
998 SFLA							Outbuilding Total		4,999

Accpt Land 38,610 **Accepted Bldg** 53,780 **Total** 92,390

Map/Lot: 30-58
Account: 386 Card: 1 of 1 Location: 42 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2308

Sale Data

Sale Date	12/05/2018
Sale Price	98,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	2 lots in deed add up to 80' rd x 148.5' dp
Reference 2	=0.27 ac. see f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.02	ACRES-Secondary ac.	8,300.00	166	100%		166
Total Acres 0.27				Land Total		33,370

Dwelling Description / **Replacement Cost New**

Ranch	One Story	884 Sqft	Grade C 115	Base	70,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Mostly			Insulation	-264
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	2018	Typical	Typical	Good	Typical	69,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	54,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1988	240	C 100	6,318	Avg+	83%	100%	100%	5,244
Deck(s) wd. fr.	2006	240	C 105	2,522	Avg+	91%	100%	100%	2,295
884 SFLA						Outbuilding Total			7,539

Accpt Land 33,370 **Accepted Bldg** 62,070 **Total** 95,440

Name: PETERS, ASHLEY H
Lenor, Lindsay A JT
Map/Lot: 30-59
Account: 1806 Card: 1 of 1
Location: 48 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2281
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	05/31/2016
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	42,000.00	36,974	100%		36,974
0.31	ACRES-Secondary ac.	8,300.00	2,573	100%		2,573
Total Acres 0.62					Land Total	39,547

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	624 Sqft	Grade C 137	Base	92,953
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-556
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,847
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-967
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	2015	Typical	Typical	Good	Typical	95,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	66,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1870	234	C 137	15,384	Good	70%	100%	100%	10,769
Basement, Unfin.	1870	234	C 137	3,073	Good	70%	100%	100%	2,151
Attic , Finished	1870	234	C 137	4,085	Good	70%	100%	100%	2,859
Porch(es) encl. wd. fr.	2003	126	C 115	5,582	Avg.	87%	100%	100%	4,856
Deck(s) wd. fr.	2000	78	C 110	858	Avg.	85%	100%	100%	729
Deck(s) wd. fr.	2010	240	C 115	2,764	Avg.	91%	100%	100%	2,515
Deck(s) wd. fr.	2010			- - - - S O U N D	V A L U E - - - -				1,200
SwimPool, Above Grnd	2010	6	C 100	135	Avg.	91%	100%	100%	123
1,287 SFLA						Outbuilding Total			25,202

Accpt Land	39,550	**Accepted Bldg**	91,900	**Total**	131,450

Name: HUGGINS, BRIAN L
HUGGINS, ELIZABETH Y
Map/Lot: 30-60
Account: 1436 Card: 1 of 1 Location: 54 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2314
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	ACRES-Dev. Lot (Fract.)	42,000.00	53,540	100%		53,540
0.50	ACRES-Secondary ac.	8,300.00	4,150	100%		4,150
0.50	ACRES-Rear land: 1st 5ac.	5,000.00	2,500	100%		2,500
Total Acres 1.65					Land Total	60,190

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	432 Sqft	Grade C 115	Base	67,960
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-323
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator2		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,076
Attic	None, no access/use			Attic	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	1985	Typical	Typical	Good	Typical	68,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	48,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story, wd. fr.	1985	288	C 125	26,390	Avg.	76%	100%	100%	20,056
Porch Roof	1985	288	C 115	3,164	Avg.	76%	100%	100%	2,405
1 Story, wd. fr.	1890	168	C 115	10,158	Good	70%	100%	100%	7,111
Porch(es) encl. wd. fr.	1890	120	C 115	5,437	Good	70%	100%	100%	3,806
Deck(s) wd. fr.	2000	272	C 110	2,995	Avg.	85%	100%	100%	2,546
Garage, wd. fr.	1930	288	C 100	7,067	Avg.	50%	100%	100%	3,534
Garage, wd. fr.	1989	864	C 110	17,657	Avg.	79%	100%	100%	13,949
Basement, Unfin.	1890	168	C 110	1,942	Avg.	50%	100%	100%	971
Shed(s) wd. fr.	2007	288	C 115	3,981	Good	70%	100%	100%	2,787
Shed(s) wd. fr.	1890			----SOUND VALUE----					1,000
1,428 SFLA							Outbuilding Total		58,165

Accpt Land 60,190 **Accepted Bldg** 106,260 **Total** 166,450

Name: WOODWARD, BENJAMIN C
Woodward, Nichole J JT
Map/Lot: 30-61
Account: 1789 Card: 1 of 1 Location: 58 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2341
Reference 1	HS off pre-sale
Reference 2	estate sale prev.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	11/21/2017
Sale Price	140,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	42,000.00	46,957	100%		46,957
0.50	ACRES-Secondary ac.	8,300.00	4,150	100%		4,150
0.46	ACRES-Rear land: 1st 5ac.	5,000.00	2,300	100%		2,300
Total Acres 1.46					Land Total	53,407

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	672 Sqft	Grade C 112	Base	87,298
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Various Roofing	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,348
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,097
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	2013	Typical	Typical	Good	Typical	91,743

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	66,972

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	2014	768	C 110	18,083	Avg.	93%	100%	100%	16,817
Porch(es) encl. wd. fr.	2014	65	C 110	3,903	Avg.	93%	100%	100%	3,630
1,344 SFLA							Outbuilding Total		20,447

Accpt Land	53,410	**Accepted Bldg**	87,420	**Total**	140,830

Map/Lot: 30-62
Account: 3054 Card: 1 of 1 Location: 20 Leach St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved

Reference 1	-30-59A		
Reference 2	f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	5 11 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	90%	Access/Loc	37,800
0.30	ACRES-Secondary ac.	8,300.00	2,490	100%		2,490
0.29	ACRES-Rear land: 1st 5ac.	5,000.00	1,450	100%		1,450
Total Acres 0.99					Land Total	41,740

Dwelling Description / Replacement Cost New

Ranch	One Story	2,549 Sqft	Grade B 100	Base	179,031
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	5,289
Rooms	9	Extras	Generator2		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,714
Attic	None, no access/use			Attic	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	193,034

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	164,079

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2001	529	C 100	10,826	Avg.	85%	100%	100%	9,202
Porch(es) open wd. fr.	2001	228	B 100	5,912	Avg.	85%	100%	100%	5,025
Porch(es) open wd. fr.	2001	298	B 100	7,428	Avg.	85%	100%	100%	6,314
2,549 SFLA							Outbuilding Total		20,541

Accpt Land	41,740	**Accepted Bldg**	184,620	**Total**	226,360

Map/Lot: 30-63
Account: 3288 Card: 1 of 1 Location: 0 Broadway

Neighborhood 4	Neighborhood 4
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-All Public-
Street	Paved

Sale Data

Sale Date	12/15/2006
Sale Price	15,000
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Assemblage

Reference 1	Bought and Considered with 30-28+83		
Reference 2	old subd lot 5+		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Base Lot	22,500.00	8,775	50%	Access/Loc	4,388
Total Acres 0.39					Land Total	4,388

Accpt Land 4,390 **Accepted Bldg** 0 **Total** 4,390

Map/Lot: 30-64
Account: 3061 Card: 1 of 1 Location: 16 FOREST HILL

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	05/26/2017
Sale Price	144,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Subdiv Lot 6 30-32A		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Dev. Lot (Fract.)	40,000.00	45,607	100%		45,607
Total Acres 0.39				Land Total		45,607

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,100 Sqft	Grade C 120	Base	87,217
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Wood Fram. Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	6,205
Heating	100% Hot Water	Cooling	0% None	Heat	2,059
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	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	Above Average	Typical	98,851

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	87,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	2002	40	C 120	2,122	Avg+	89%	100%	100%	1,889
Deck(s) wd. fr.	2002	96	C 100	962	Avg.	86%	100%	100%	827
Shed(s) wd. fr.	2009	96	C 90	1,037	Avg.	90%	100%	100%	933
1,140 SFLA						Outbuilding Total			3,649

Accpt Land	45,610	**Accepted Bldg**	91,630	**Total**	137,240

Map/Lot: 30-65
Account: 3063 Card: 1 of 1 Location: 19 FOREST HILL

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	07/01/2003
Sale Price	107,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Subdiv Lot 11 -30-33J		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
Total Acres 0.30				Land Total		40,000

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,100 Sqft	Grade C 117	Base	85,037
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	6,845
Heating	100% Hot Water	Cooling	100% None	Heat	2,008
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	None, no access/use			Attic	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	97,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	83,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	2002	40	C 117	2,070	Avg.	86%	100%	100%	1,780
Patio	2002	96	D 100	387	Avg.	86%	100%	100%	333
Shed(s) wd. fr.	2011	96	C 110	1,269	Avg.	91%	100%	100%	1,155
1,140 SFLA						Outbuilding Total			3,268

Accpt Land	40,000	**Accepted Bldg**	86,840	**Total**	126,840

Map/Lot: 30-66
Account: 3064 Card: 1 of 1 Location: 21 FOREST HILL

Neighborhood 3	Neighborhood 3		
Zoning/Use	VILLAGE	Sale Date	03/04/2003
Topography	Level-slightly sloping-	Sale Price	100,400
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
		Verified	Public Record
		Validity	

Sale Data

Reference 1	Subdiv Lot 15		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
Total Acres 0.30				Land Total		40,000

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,100 Sqft	Grade C 123	Base	89,398
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	7,196
Heating	100% Hot Water	Cooling	100% None	Heat	2,111
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,756
Attic	None, no access/use			Attic	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	104,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	89,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2002	96	C 123	1,183	Avg.	86%	100%	100%	1,017
1S Overhang, wd. fr.	2002	40	C 123	2,174	Avg.	86%	100%	100%	1,870
1,140 SFLA						Outbuilding Total			2,887

Accpt Land	40,000	**Accepted Bldg**	92,720	**Total**	132,720

Map/Lot: 30-67
Account: 3065 Card: 1 of 1 Location: 25 FOREST HILL

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	10/29/2018
Sale Price	183,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	Subdiv Lot 19		
Reference 2	30-33H don't ck re in swr		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	95%	Unimproved	38,000
Total Acres 0.30					Land Total	38,000

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,404 Sqft	Grade C 137	Base	118,534
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	702 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	9,778
Heating	100% Hot Water	Cooling	100% None	Heat	3,001
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,412
Attic	None, no access/use			Attic	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	137,725

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	126,707

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	2002	46	C 123	2,501	Avg.	86%	100%	100%	2,151
Deck(s) wd. fr.	2002	96	C 123	1,183	Avg.	86%	100%	100%	1,017
1,450 SFLA						Outbuilding Total			3,168

Accpt Land	38,000	**Accepted Bldg**	129,880	**Total**	167,880

Map/Lot: 30-68
Account: 3024 Card: 1 of 1 Location: 31 FOREST HILL

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	04/05/2018
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Reference 1			
Reference 2	BUCK EST lot #23		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	95%	Unimproved	38,000
Total Acres 0.30					Land Total	38,000

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	936 Sqft	Grade C 120	Base	104,090
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,628
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,493
Attic	Full finished			Attic	14,310
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	125,521

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	107,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	2002	20	C 120	3,104	Avg.	86%	100%	100%	2,669
Garage, wd. fr.	2002	336	C 110	8,598	Avg.	86%	100%	100%	7,394
Porch(es) open wd. fr.	2010	30	D 100	822	Avg.	91%	50%	100%	374
1,404 SFLA							Outbuilding Total		10,437

Accpt Land	38,000	**Accepted Bldg**	118,390	**Total**	156,390

Map/Lot: 30-69
Account: 3025 Card: 1 of 1 Location: 33 FOREST HILL

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	11/17/2014
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Homestead off at sale R.N.Died3/23/19
Reference 2	BUCK ESTATES Lot#27
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
Total Acres 0.30				Land Total		40,000

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	1,064 Sqft	Grade B 117	Base	154,553
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	4,520
Rooms	7	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,370
Attic	None, no access/use			Attic	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	163,443

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	138,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2001	576	B 117	17,987	Avg.	85%	100%	100%	15,289
Deck(s) wd. fr.	2014	312	C 110	3,435	Avg.	93%	100%	100%	3,195
1,862 SFLA						Outbuilding Total			18,484

Accpt Land	40,000	**Accepted Bldg**	157,410	**Total**	197,410

Name: Spencer, William A.
Spencer, Megan M.
Map/Lot: 30-70
Account: 2086 Card: 1 of 1
Location: 39 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	02/28/2019
Sale Price	236,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	HS off at sale -30-33D		
Reference 2	BUCK ESTATES Lot #31		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	110%	Improvemen	44,000
Total Acres 0.30					Land Total	44,000

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	1,176 Sqft	Grade C 140	Base	149,029
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,495
Rooms	7	Extras	Add'l Heat 2	.....	2,226
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,931
Attic	None, no access/use			Attic	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	2018	Typical	Typical	Good	Typical	159,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	145,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1999	96	C 140	3,221	Good	91%	100%	100%	2,931
Deck(s) wd. fr.	2001	216	C 120	2,595	Avg+	89%	100%	100%	2,310
1.5S Garage, wd. fr.	2005	624	C 125	17,365	Avg+	90%	100%	100%	15,628
Deck(s) wd. fr.	2010	176	C 110	1,937	Avg+	93%	100%	100%	1,801
2,058 SFLA						Outbuilding Total			22,670

Accpt Land	44,000	**Accepted Bldg**	167,980	**Total**	211,980

Name: PERKINS, EARL D
PERKINS, EARLENE E
Map/Lot: 30-71
Account: 2076 Card: 1 of 1
Location: 43 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	10/16/1998
Sale Price	0
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Reference 1	-30-33C		
Reference 2	Subdiv Lot 35		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 11 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
Total Acres 0.30				Land Total		40,000

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	1,344 Sqft	Grade C 120	Base	133,737
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	75% Heat pump	Heat	8,491
Rooms	8	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,616
Attic	None, no access/use			Attic	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	147,844

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	100%	100%	100%	147,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1999	572	C 110	12,646	Avg.	100%	100%	100%	12,646
Patio	1999	262	C 100	1,573	Avg.	100%	100%	100%	1,573
Attic, Unfinished	1999	572	C 100	1,724	Avg.	100%	100%	100%	1,724
Shed(s) wd. fr.	2002	96	C 90	1,037	Avg.	86%	100%	100%	892
2,016 SFLA						Outbuilding Total			16,835

Accpt Land	40,000	**Accepted Bldg**	164,680	**Total**	204,680

Map/Lot: 30-72
Account: 2943 Card: 1 of 1 Location: 47 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	11/13/2009
Sale Price	189,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	AS died 5-24-19 -30-33E		
Reference 2	Subdiv Lot 39		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 5 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
Total Acres 0.30				Land Total		40,000

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade B 120	Base	145,634
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	896 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	1,923
Heating	100% Hot Water	Cooling	0% None	Heat	3,904
Rooms	5	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,482
Attic	None, no access/use			Attic	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	155,943

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	130,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1999	132	B 100	3,838	Avg.	84%	100%	100%	3,224
Deck(s) wd. fr.	2001	288	B 120	4,602	Avg.	84%	100%	100%	3,866
1,568 SFLA						Outbuilding Total			7,090

Accpt Land	40,000	**Accepted Bldg**	138,080	**Total**	178,080

Map/Lot: 30-73
Account: 950 Card: 1 of 1 Location: 0 FOREST HILL

Neighborhood 3	Neighborhood 3		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Electricity at lot-All Public-		
Street	Paved		
Reference 1	Subdiv Lot 41 -30-33A		
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	08/28/2001
Sale Price	14,436
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Base Lot (Fract.)	28,900.00	28,900	100%		28,900
Total Acres 0.30				Land Total		28,900

Accpt Land 28,900 **Accepted Bldg** 0 **Total** 28,900

Map/Lot: 30-74
Account: 302 Card: 1 of 1 Location: 57 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Reference 1	-30-33B		
Reference 2	Subdiv Lot #84 of Buck Housing + #45 BHext		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
0.30	ACRES-Road Frontage	21,000.00	6,300	150%	Improvemen	9,450
Total Acres 0.60					Land Total	49,450

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,360 Sqft	Grade B 105	Base	176,470
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	5,926
Rooms	7	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,150
Attic	Floor & Stairs			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
1999	0	Typical	Typical	Above Average	Typical	195,671

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	172,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	1999	816	C 110	19,016	Avg.	84%	100%	100%	15,973
1 Story, wd. fr.	1999	216	C 121	12,797	Avg.	84%	100%	100%	10,749
Basement, Unfin.	1999	216	C 121	2,556	Avg.	84%	100%	100%	2,147
Porch(es) open wd. fr.	1999	36	C 100	1,326	Avg.	84%	100%	100%	1,114
Patio	1999	220	C 100	1,321	Avg.	84%	100%	100%	1,110
Shed(s) wd. fr.	2005	96	D 120	926	Avg.	88%	100%	100%	815
2,936 SFLA						Outbuilding Total			31,908

Accpt Land	49,450	**Accepted Bldg**	204,100	**Total**	253,550

Map/Lot: 30-75
Account: 1154 Card: 1 of 1 Location: 50 FOREST HILL

Neighborhood 3	Neighborhood 3	**Sale Data**	
Zoning/Use	VILLAGE	Sale Date	06/05/2002
Topography	Gently sloping-rolling-	Sale Price	17,500
Utilities	Public Water-Public Sewer-	Sale Type	Land only
Street	Paved	Financing	
		Verified	Public Record
		Validity	

Reference 1	Subdiv Lot 35 -30-27A
Reference 2	KN died 2014, applied for widows Ex
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 5 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
Total Acres 0.30				Land Total		40,000

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade C 115	Base	104,937
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,813
Rooms	6	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	None, no access/use			Attic	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	110,979

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	96,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2004	728	C 100	13,931	Avg.	87%	95%	100%	11,514
Deck(s) wd. fr.	2000	160	C 110	1,763	Avg.	85%	100%	100%	1,499
1,568 SFLA						Outbuilding Total			13,013

Accpt Land	40,000	**Accepted Bldg**	109,570	**Total**	149,570

Name: PERKINS, EARL
Perkins, Earlene JT
Map/Lot: 30-76
Account: 2936 Card: 1 of 1
Location: 44 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Paved

Sale Data

Sale Date	09/28/2017
Sale Price	28,700
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	bought w/ 30-85 -30-27D		
Reference 2	Subdiv Lot #34		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Base Lot (Fract.)	28,900.00	28,900	100%		28,900
Total Acres 0.30				Land Total		28,900

Accpt Land 28,900 **Accepted Bldg** 0 **Total** 28,900

Name: GREENE, CAROL L
Greene, Roger H JT
Map/Lot: 30-77
Account: 2941 Card: 1 of 1
Location: 40 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	08/21/2017
Sale Price	219,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	HS off at sale -30-27B		
Reference 2	*Subdiv Lot #30 + half of #26 f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 2 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
0.45	ACRES-Secondary ac.	10,500.00	4,725	75%	Unimproved	3,544
0.15	ACRES-Road Frontage	21,000.00	3,150	100%		3,150
Total Acres 0.90					Land Total	46,694

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	1,008 Sqft	Grade C 125	Base	131,665
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	6,306
Rooms	8	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,680
Attic	None, no access/use			Attic	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	142,651

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	125,533

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2007	76	C 120	913	Avg.	89%	100%	100%	813
Porch(es) encl. wd. fr.	1999	144	C 120	6,287	Avg+	88%	100%	100%	5,533
Garage, wd. fr.	2007	676	C 120	15,743	Avg.	89%	100%	100%	14,011
1 Story, wd. fr.	2007	676	C 120	32,739	Avg.	89%	95%	100%	27,681
Porch(es) encl. wd. fr.	1999	128	C 120	5,876	Avg.	84%	100%	100%	4,936
Deck(s) wd. fr.	2012	190	C 120	2,283	Avg.	92%	100%	100%	2,100
Deck(s) wd. fr.	2013	104	C 100	1,040	Avg.	92%	100%	100%	957
2,440 SFLA						Outbuilding Total			56,031

Accpt Land	46,690	**Accepted Bldg**	181,560	**Total**	228,250

Name: BIGL, JAMES J et al
BIGL, MARY W (LIFE LEASE) Map/Lot: 30-78
Account: 2956 Card: 1 of 1 Location: 32 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
Reference 1	-30-27E
Reference 2	Subdiv Lot 22 + 1/2 of 26
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
0.15	ACRES-Road Frontage	21,000.00	3,150	100%		3,150
Total Acres 0.45					Land Total	43,150

Dwelling Description / Replacement Cost New

Ranch	One Story	1,544 Sqft	Grade B 105	Base	125,949
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,364
Rooms	5	Extras	Generator2	.....	1,847
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,921
Attic	None, no access/use			Attic	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	Above Average	Typical	135,081

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	118,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	2000	80	C 110	2,246	Avg+	88%	100%	100%	1,976
Garage, wd. fr.	2000	400	C 110	9,695	Avg+	88%	100%	100%	8,532
Porch(es) encl. wd. fr.	2014	168	C 110	6,328	Avg.	93%	100%	100%	5,885
Deck(s) wd. fr.	2009	80	C 110	881	Avg.	90%	100%	100%	793
1,544 SFLA						Outbuilding Total			17,186

Accpt Land 43,150 **Accepted Bldg** 136,060 **Total** 179,210

Name: CARMICHAEL, ROBERT G
CARMICHAEL, MARGARET H
Map/Lot: 30-79
Account: 3074 Card: 1 of 1 Location: 26 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	06/28/2002
Sale Price	9,500
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Reference 1	Subdiv Lots 14 & 18 -30-27F		
Reference 2	Modular home by Al Benner		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Road Frontage	21,000.00	6,300	90%	Topography	5,670
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
Total Acres 0.60					Land Total	45,670

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,620 Sqft	Grade B 92	Base	114,465
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,092
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	6,872
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,989
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Typical	Typical	Average	Typical	127,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	118,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2015	784	C 115	17,025	Avg.	93%	95%	100%	15,041
Porch(es) open wd. fr.	2015	130	C 115	3,281	Avg.	93%	100%	100%	3,051
Deck(s) wd. fr.	2015	0	C 115	0	Avg.	93%	100%	100%	0
1,620 SFLA						Outbuilding Total			18,092

Accpt Land	45,670	**Accepted Bldg**	136,590	**Total**	182,260

Map/Lot: 30-81
Account: 3062 Card: 1 of 1 Location: 18 FOREST HILL

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	06/08/2012
Sale Price	136,850
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Subdiv Lot 10 30-27H		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	40,000.00	40,000	100%		40,000
Total Acres 0.30				Land Total		40,000

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,100 Sqft	Grade C 123	Base	89,398
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	6,899
Heating	100% Hot Water	Cooling	100% None	Heat	2,111
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,454
Attic	None, no access/use			Attic	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	101,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	87,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	2002	38	C 123	2,067	Avg.	86%	100%	100%	1,778
Patio	2002	96	D 100	387	Avg.	86%	100%	100%	333
Shed(s) wd. fr.	2002			- - - - S O U N D V A L U E - - - -					800
SwimPool, Above Grnd	2014			- - - - S O U N D V A L U E - - - -					400
1,138 SFLA							Outbuilding Total		3,311

Accpt Land	40,000	**Accepted Bldg**	90,910	**Total**	130,910

Map/Lot: 30-82
Account: 3172 Card: 1 of 1 Location: Broadway (off)

Neighborhood 4	Neighborhood 4		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	All Public-Unknown-		
Street	STREET SURFACE		

Sale Data

Sale Date	12/15/2006
Sale Price	15,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Bought and Considered with 30-63 et al		
Reference 2	SUB LOTS 9, 13, 17 -30-27		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.13	ACRES-Secondary ac.	5,625.00	6,356	80%	Access/Loc	5,085
Total Acres 1.13					Land Total	5,085

Accpt Land 5,090 **Accepted Bldg** 0 **Total** 5,090

Map/Lot: 30-83
Account: 3153 Card: 1 of 1 Location: Broadway (off)

Neighborhood 4	Neighborhood 4
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	
Street	Right-of-way

Sale Data

Sale Date	12/15/2006
Sale Price	15,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	formerly p/o 2-42+ -02-022		
Reference 2	old subd 16,20,24,28,32&36		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	100%		9,000
2.82	ACRES-Rear land: 6-10ac.	900.00	2,538	100%		2,538
Total Acres 7.82				Land Total		11,538

Accpt Land 11,540 **Accepted Bldg** 0 **Total** 11,540

Name: PERKINS, EARL
Perkins, Earlene JT
Map/Lot: 30-85
Account: 3138 Card: 1 of 1
Location: 0 Forest Hill

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	
Street	STREET SURFACE

Sale Data

Sale Date	09/28/2017
Sale Price	6,300
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	bought w/ 30-76 -30-027		
Reference 2	Buck Housing Subdiv Lot #33		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Base Lot	52,000.00	15,600	40%	Access/Loc	6,240
Total Acres 0.30					Land Total	6,240

Accpt Land 6,240 **Accepted Bldg** 0 **Total** 6,240

Map/Lot: 30-86
Account: 2623 Card: 1 of 1 Location: 56 FOREST HILL

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	09/30/2016
Sale Price	235,375
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Subdiv Lot 44 -30-26A		
Reference 2	HS to be off- post 4/1 sale		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	ACRES-Dev. Lot (Fract.)	40,000.00	48,990	100%		48,990
Total Acres 0.45					Land Total	48,990

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,008 Sqft	Grade B 110	Base	149,820
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	8,435
Rooms	8	Extras	Generator2	.....	2,294
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	6,847
Attic	None, no access/use			Attic	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	167,396

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	145,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2003			- - - - S O U N D V A L U E - - - -					0
1 Story, wd. fr.	2003	240	B 110	16,749	Avg.	87%	100%	100%	14,572
Basement, Unfin.	2003	240	C 120	2,746	Avg.	87%	95%	100%	2,270
Porch(es) open wd. fr.	2003	72	C 120	2,293	Avg.	87%	100%	100%	1,995
Porch(es) open wd. fr.	2003	216	C 120	5,101	Avg.	87%	100%	100%	4,438
Deck(s) wd. fr.	2003	308	C 110	3,390	Avg.	87%	100%	100%	2,949
1.5S Garage, wd. fr.	2003	1024	C 125	26,205	Avg.	87%	95%	100%	21,658
Deck(s) wd. fr.	2012	192	C 110	2,114	Avg.	92%	100%	100%	1,945
2,256 SFLA						Outbuilding Total			49,827

Accpt Land	48,990	**Accepted Bldg**	195,460	**Total**	244,450

Name: CONNOLLY, JOHN J JR
CONNOLLY, LORRINDA J JT
Map/Lot: 30-87
Account: 2282 Card: 1 of 1 Location: 52 FOREST HILL

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	07/26/2002
Sale Price	14,500
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-30-26B		
Reference 2	Subdiv Lot 43		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	ACRES-Dev. Lot (Fract.)	40,000.00	48,990	100%		48,990
Total Acres 0.45					Land Total	48,990

Dwelling Description / **Replacement Cost New**

Ranch	One Story	2,520 Sqft	Grade B 97	Base	172,006
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	5,072
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,245
Attic	Full finished			Attic	41,418
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	225,741

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	88%	100%	100%	198,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	2006	256	B 100	6,518	Avg.	88%	100%	100%	5,736
Porch(es) open wd. fr.	2006	16	B 100	1,331	Avg.	88%	100%	100%	1,171
1S Overhang, wd. fr.	2006	41	B 100	2,410	Avg.	88%	100%	100%	2,121
Garage, wd. fr.	2006	700	B 100	17,948	Avg.	88%	95%	100%	15,004
2,561 SFLA						Outbuilding Total			24,032

Accpt Land	48,990	**Accepted Bldg**	222,680	**Total**	271,670

Name: CONNOLLY, JOHN J JR
CONNOLLY, LORRINDA J JT

Map/Lot: 30-88

Account: 3287 Card: 1 of 1

Location: 0 Forest Hill (off)

Neighborhood 4	Neighborhood 4
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Level-slightly sloping-
Utilities	
Street	Right-of-way

Sale Data

Sale Date	12/15/2006
Sale Price	2,500
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Considered with 30-87		
Reference 2	old subd lots 40 & 42		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	ACRES-Secondary ac.	5,625.00	4,669	100%		4,669
Total Acres 0.83				Land Total		4,669

Accpt Land	4,670	**Accepted Bldg**	0	**Total**	4,670

Map/Lot: 30-89
Account: 3181 Card: 1 of 1 Location: 0 Forest Hill (off)

Neighborhood 3	Neighborhood 3		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities			
Street	STREET SURFACE		
Reference 1			
Reference 2	Sub LOT 37 -LEDGE		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	10/19/2004
Sale Price	4,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Base Lot	52,000.00	15,600	40%	Access/Loc	6,240
Total Acres 0.30					Land Total	6,240

Accpt Land 6,240 **Accepted Bldg** 0 **Total** 6,240

Name: BIGL, JAMES J et al
BIGL, MARY W (LIFE LEASE) Map/Lot: 30-90
Account: 3207 Card: 1 of 1 Location: Forest Hill (off)

Neighborhood 3	Neighborhood 3
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	
Street	STREET SURFACE
Reference 1	Subdiv Lot 21 + 1/2 of 25
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	ACRES-Road Frontage	21,000.00	9,450	100%		9,450
Total Acres 0.45				Land Total		9,450

Accpt Land 9,450 **Accepted Bldg** 0 **Total** 9,450

Name: GLEDHILL, JAMES M
Gledhill, Kayla
Map/Lot: 31-01
Account: 904 Card: 1 of 1 Location: 178 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1616
Reference 1	HS off at sale
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	03/17/2017
Sale Price	127,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	95%	Multi-Fact	43,059
0.50	ACRES-Secondary ac.	7,900.00	3,950	50%	Unimproved	1,975
0.57	ACRES-Rear land: 1st 5ac.	3,200.00	1,824	100%		1,824
Total Acres 1.77					Land Total	46,858

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,152 Sqft	Grade C 120	Base	90,058
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	374 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,323
Heating	100% Hot Water	Cooling	0% None	Heat	2,157
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	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	Above Average	Typical	98,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	73,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1994	316	C 120	3,796	Avg.	82%	100%	100%	3,113
1S Overhang, wd. fr.	1966	84	C 120	4,456	Avg+	74%	100%	100%	3,297
Shed(s) wd. fr.	2013	96	C 90	1,037	Avg.	92%	100%	100%	954
1,236 SFLA						Outbuilding Total			7,364

Accpt Land 46,860 **Accepted Bldg** 80,460 **Total** 127,320

Map/Lot: 31-02
Account: 1897 Card: 1 of 1 Location: 182 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1568
Reference 1	Bk of Am. cert. of f'c 12/13, 12/26/2018
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	06/09/2008
Sale Price	128,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	97%	Unimproved	43,650
0.70	ACRES-Secondary ac.	7,900.00	5,530	60%	Unimproved	3,318
1.38	ACRES-Rear land: 1st 5ac.	3,200.00	4,416	100%		4,416
Total Acres 2.78					Land Total	51,384

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1,167 Sqft	Grade C 130	Base	95,583
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	988
Heating	100% Hot Water	Cooling	0% None	Heat	2,367
Rooms	6	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	2003	Typical	Typical	Above Average	Typical	98,938

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	71,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2003	261	C 110	2,873	Avg.	87%	100%	100%	2,500
1,167 SFLA						Outbuilding Total			2,500

Accpt Land 51,380 **Accepted Bldg** 73,740 **Total** 125,120

Name: GEORGE, DAVID E (LIFE EST)
GEORGE, PAULA R (LIFE EST)
Map/Lot: 31-03
Account: 1088 Card: 1 of 1 Location: 192 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1533
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	100%		45,000
0.70	ACRES-Secondary ac.	7,900.00	5,530	50%	Unimproved	2,765
1.23	ACRES-Rear land: 1st 5ac.	3,200.00	3,936	100%		3,936
Total Acres 2.63				Land Total		51,701

Dwelling Description / Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 110	Base	72,175
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-706
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	Typical	Typical	Above Average	Typical	71,469

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	51,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1961	49	C 110	3,526	Avg+	72%	100%	100%	2,539
Garage, wd. fr.	1978	672	C 110	14,362	Avg+	79%	100%	100%	11,346
Deck(s) wd. fr.	1961	356	C 110	3,921	Avg+	72%	100%	100%	2,823
Patio	1999	356	C 100	2,137	Avg.	84%	100%	100%	1,795
988 SFLA						Outbuilding Total			18,503

Accpt Land	51,700	**Accepted Bldg**	69,960	**Total**	121,660

Map/Lot: 31-04
Account: 978 Card: 1 of 1 Location: 198 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1508
Reference 1	
Reference 2	private sale - Not open market
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/26/2015
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Buyer
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	100%		45,000
0.70	ACRES-Secondary ac.	7,900.00	5,530	50%	Unimproved	2,765
1.86	ACRES-Rear land: 1st 5ac.	3,200.00	5,952	100%		5,952
Total Acres 3.26				Land Total		53,717

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	1,343 Sqft	Grade C 118	Base	95,939
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,423
Heating	100% Hot Water	Cooling	0% None	Heat	2,472
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,313
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,136
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	Typical	Typical	Above Average	Typical	109,283

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	78,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1961	374	C 118	8,044	Avg+	72%	100%	100%	5,792
Garage, wd. fr.	1964	576	C 120	13,871	Avg+	73%	100%	100%	10,126
1,343 SFLA						Outbuilding Total			15,918

Accpt Land 53,720 **Accepted Bldg** 94,600 **Total** 148,320

Map/Lot: 31-05
Account: 2586 Card: 1 of 1 Location: 202 Central Street

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	522
Reference 1	
Reference 2	f5 glitch
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	10/28/2009
Sale Price	112,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	100%		45,000
0.70	ACRES-Secondary ac.	7,900.00	5,530	80%	Unimproved	4,424
0.85	ACRES-Rear land: 1st 5ac.	3,200.00	2,720	100%		2,720
Total Acres 2.25				Land Total		52,144

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,192 Sqft	Grade C 120	Base	89,556
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	Typical	Typical	Above Average	Typical	95,796

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	65,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1951	360	C 110	17,386	Avg+	68%	95%	100%	11,231
Porch(es) encl. wd. fr.	2008	190	C 95	5,912	Avg-	83%	100%	100%	4,907
Shed(s) wd. fr.	2008	168	D 125	1,690	Avg-	83%	100%	100%	1,403
Deck(s) wd. fr.	2003	384	C 100	3,843	Avg-	79%	100%	100%	3,036
Porch Roof	1951	20	C 120	374	Avg+	68%	100%	100%	254
1,552 SFLA						Outbuilding Total			20,831

Accpt Land 52,140 **Accepted Bldg** 85,970 **Total** 138,110

Name: GRINDLE, JOHN A
Grindle, Celeste T JT
Map/Lot: 31-06
Account: 1244 Card: 1 of 1 Location: 206 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1479
Reference 1	14: Old house in back tumbling down
Reference 2	
Bldg Codes	9
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/31/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	70%	Multi-Fact	31,728
0.42	ACRES-Rear land: 1st 5ac.	3,200.00	1,344	70%	Size/Shape	941
Total Acres 1.12					Land Total	32,669

Dwelling Description **Replacement Cost New**

Colonial/Traditional	One Story	330 Sqft	Grade D 100	Base	24,475
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-144
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-374
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	2,817
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-167
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Poor	Typical	26,607

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	20%	10%	100%	532

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TITAN Moho	1978	14X66	D 100	32,848	Avg-	35%	75%	100%	8,623
1 Story, wd. fr.	1984	192	D 100	6,500	Avg.	76%	95%	100%	4,693
1 Story, wd. fr.	1978	220	D 100	7,181	Poor	32%	10%	100%	230
Basement, Unfin.	1978	220	D 100	1,435	Poor	32%	10%	100%	46
Porch(es) encl. wd. fr.	1978	208	D 100	4,428	Poor	32%	10%	100%	142
Shed(s) wd. fr.	1983	210	D 100	1,690	Avg-	65%	10%	100%	110
Shed(s) wd. fr.	2011	96	D 100	772	Avg.	91%	80%	100%	562
Shed(s) wd. fr.	2000	96	D 100	772	Avg.	85%	100%	100%	656
Deck(s) wd. fr.	1984	144	C 90	1,297	Avg.	76%	95%	100%	937
1 Story, wd. fr.	1984	40	D 100	2,803	Avg.	76%	95%	100%	2,024
1,706 SFLA						Outbuilding Total			18,023

Accpt Land 32,670 **Accepted Bldg** 18,560 **Total** 51,230

Name: GRINDLE, JOHN A
Grindle, Celeste T JT
Map/Lot: 31-07
Account: 1327 Card: 1 of 1 Location: 208 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1462

Sale Data

Sale Date	02/06/2014
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	f5 mort.
Reference 2	exempts off at sale
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	75%	Size/Shape	33,994
0.70	ACRES-Rear land: 1st 5ac.	3,200.00	2,240	75%	Topography	1,680
Total Acres 1.40					Land Total	35,674

Dwelling Description / **Replacement Cost New**

Conventional	One Story	638 Sqft	Grade C 110	Base	55,158
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,095
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	1991	Typical	Typical	Good	Typical	56,253

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	41,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Entry Enclosure(s)	1941			- - - - S O U N D V A L U E - - - -					100
1 Story, wd. fr.	2014	96	D 100	4,165	Avg.	93%	100%	100%	3,873
Porch(es) encl. wd. fr.	2019	128	C 125	6,120	Avg.	95%	100%	100%	5,814
734 SFLA							Outbuilding Total		9,787

Accpt Land 35,670 **Accepted Bldg** 51,410 **Total** 87,080

Name: Doyon, Martha E
Doyon, John E JT
Map/Lot: 31-08
Account: 1733 Card: 1 of 1
Location: 220 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1515
Reference 1	sold at auction to Doyon
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	09/15/2016
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	ACRES-Dev. Lot (Fract.)	45,000.00	44,352	85%	Multi-Fact	37,700
Total Acres 0.68					Land Total	37,700

Dwelling Description / **Replacement Cost New**

Ranch	One Story	840 Sqft	Grade D 130	Base	50,423
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-476
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,141
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-552
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2017	Typical	Modern	Above Average	Typical	50,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	31,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1989	96	C 90	1,037	Avg.	79%	90%	100%	737
1 Story, wd. fr. 1,200 SFLA	1940	360	D 130	13,767	Avg+	63%	100%	100%	8,673
						Outbuilding Total			9,410

Accpt Land	37,700	**Accepted Bldg**	41,250	**Total**	78,950

Map/Lot: 31-09
Account: 96 Card: 1 of 1 Location: 224 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1472
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	11/20/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	ACRES-Dev. Lot (Fract.)	45,000.00	34,857	95%	Topography	33,114
0.80	ACRES-Rear land: 1st 5ac.	3,200.00	2,560	80%	Size/Shape	2,048
Total Acres 1.22					Land Total	35,162

Dwelling Description / **Replacement Cost New**

Conventional	One Story	528 Sqft	Grade D 130	Base	39,440
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-299
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-347
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	38,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	25,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1950	144	D 130	4,563	Avg+	67%	100%	100%	3,057
Shed(s) wd. fr.	1970	128	D 130	1,339	Avg+	67%	90%	100%	807
Garage, wd. fr.	1987	364	D 130	7,189	Avg.	78%	100%	100%	5,607
Garage, wd. fr.	1970	576	D 130	10,070	Avg.	68%	100%	100%	6,848
Shed(s) wd. fr.	1970	288	D 130	3,016	Avg.	68%	90%	100%	1,846
528 SFLA						Outbuilding Total			18,165

Accpt Land 35,160 **Accepted Bldg** 44,160 **Total** 79,320

Map/Lot: 31-10
Account: 934 Card: 1 of 1 Location: 230 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1500
Reference 1	
Reference 2	7/17 told owner about HS
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	12/02/2016
Sale Price	83,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	ACRES-Dev. Lot (Fract.)	45,000.00	37,650	85%	Multi-Fact	32,002
Total Acres 0.49					Land Total	32,002

Dwelling Description / **Replacement Cost New**

Ranch	One Story	480 Sqft	Grade C 110	Base	47,476
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Very close 2			St. Setback	-1,167
					0
Foundation	Concrete Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	824
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,030
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-398
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	46,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	33,299

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	80	C 110	6,201	Good	71%	100%	100%	4,403
Basement, Unfin.	1930	80	C 110	1,238	Good	71%	100%	100%	879
1 Story, wd. fr.	2012	216	C 100	10,577	Avg.	92%	95%	100%	9,244
Basement, Unfin.	2012	216	C 100	2,114	Avg.	92%	100%	100%	1,945
Shed(s) wd. fr.	1930			- - - - S O U N D V A L U E - - - -					200
776 SFLA						Outbuilding Total			16,671

Accpt Land 32,000 **Accepted Bldg** 49,970 **Total** 81,970

Map/Lot: 31-11
Account: 2116 Card: 1 of 1 Location: 234 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Sewer-Well-
Street	Paved
0	1474

Sale Data

Sale Date	12/26/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	75'w x 300' deep lot.
Reference 2	COF again 2/23/15
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	ACRES-Dev. Lot (Fract.)	45,000.00	38,785	80%	Multi-Fact	31,028
Total Acres 0.52					Land Total	31,028

Dwelling Description **Replacement Cost New**

Cape Cod/Salt Box	One Story	484 Sqft	Grade C 130	Base	56,338
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm 3/4 Bsmnt	Basement	-1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,016
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-474
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1929	2005	Typical	Typical	Good	Typical	62,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	97%	100%	42,397

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1992	80	C 130	1,251	Good	70%	97%	100%	850
1 Story, wd. fr.	1929	66	C 130	6,666	Good	70%	97%	100%	4,526
Deck(s) wd. fr.	2003	120	C 110	1,321	Avg.	87%	100%	100%	1,149
Patio	2005	200	C 100	1,201	Good	70%	100%	100%	841
Entry Enclosure(s)	2005	24	C 100	832	Avg.	88%	100%	100%	732
Porch Roof	1992	20	C 120	374	Good	70%	100%	100%	262
550 SFLA						Outbuilding Total			8,360

Accpt Land	31,030	**Accepted Bldg**	50,760	**Total**	81,790

Map/Lot: 31-12
Account: 2301 Card: 1 of 1 Location: 238 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Well-
Street	Paved
0	1454

Sale Data

Sale Date	07/19/2007
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	10-2-12: Chpt 13 Bankruptcy filed.
Reference 2	11-6-15 Foreclosure
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	95%	Unimproved	43,059
0.48	ACRES-Secondary ac.	7,900.00	3,792	100%		3,792
Total Acres 1.18					Land Total	46,851

Dwelling Description **Replacement Cost New**

Cape Cod/Salt Box	One Story	840 Sqft	Grade C 117	Base	69,114
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-639
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,533
Rooms	9	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	Full finished			Attic	12,521
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	Good	Typical	85,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	66,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1998	336	C 117	17,472	Avg.	84%	100%	100%	14,676
Porch(es) encl. wd. fr.	1998	49	C 117	3,752	Avg.	84%	100%	100%	3,152
Deck(s) wd. fr.	1999	132	C 117	1,544	Avg.	84%	100%	100%	1,297
Deck(s) wd. fr.	1999	94	C 117	1,102	Avg.	84%	100%	100%	926
Garage, wd. fr.	1998	644	C 117	14,765	Avg.	84%	100%	100%	12,403
Attic, Unfinished	1998	644	C 117	2,148	Avg.	84%	100%	100%	1,804
Attic , Finished	1998	336	C 117	5,008	Good	78%	35%	100%	1,367
1,344 SFLA						Outbuilding Total			35,625

Accpt Land 46,850 **Accepted Bldg** 102,560 **Total** 149,410

Name: PARENT, WILLIAM J
PARENT, ALISHA P JT
Map/Lot: 31-13
Account: 2200 Card: 1 of 1
Location: 6 Catspaw Lane

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1458
Reference 1	swr consent agmt B5395, P100
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	03/26/2010
Sale Price	150,000
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	95%	Size/Shape	43,059
Total Acres 0.70					Land Total	43,059

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,000 Sqft	Grade C 117	Base	77,388
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,434
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	3,346
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,084
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	92,252

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	68,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1999	320	C 120	17,222	Avg.	84%	100%	100%	14,466
Deck(s) wd. fr.	1965	148	C 117	1,734	Avg+	74%	100%	100%	1,283
Garage, wd. fr.	1970	616	C 120	14,620	Avg.	68%	100%	100%	9,942
Canopy, wd. fr.	1998	392	C 120	2,826	Avg.	84%	100%	100%	2,374
Swimming Pool	1976	648	C 100	15,553	Avg.	71%	50%	100%	5,522
Deck(s) wd. fr.	1976	144	C 100	1,440	Avg.	71%	100%	100%	1,022
Shed(s) wd. fr.	1965			----SOUND VALUE----					300
1,320 SFLA						Outbuilding Total			34,909

Accpt Land 43,060 **Accepted Bldg** 103,180 **Total** 146,240

Name: LEONARD, STEPHEN M
LEONARD, KATHY C
Map/Lot: 31-14
Account: 1212 Card: 1 of 1 Location: 212 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1462

Sale Data

Sale Date	12/22/2003
Sale Price	68,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 -31-07A
Reference 2
Bldg Codes 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	75%	Unimproved	33,750
0.42	ACRES-Secondary ac.	7,900.00	3,318	50%	Size/Shape	1,659
0.42	ACRES-Rear land: 1st 5ac.	3,200.00	1,344	90%	Topography	1,210
Total Acres 1.54					Land Total	36,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ZIMMER Moho	1983	14X66	C 120	46,277	Avg.	40%	90%	100%	16,660
1.5S Garage, wd. fr.	1985	384	C 100	9,649	Avg.	76%	100%	100%	7,333
1 Story, wd. fr.	2001	448	C 115	21,853	Avg.	85%	90%	100%	16,718
Deck(s) wd. fr.	1985	112	C 110	1,232	Avg.	76%	100%	100%	936
Shed(s) wd. fr.	2011			----SOUND VALUE----					200
Shed(s) wd. fr.	1983			----SOUND VALUE----					300
1,372 SFLA						Outbuilding Total			42,147

Accpt Land	36,620	**Accepted Bldg**	42,150	**Total**	78,770

Map/Lot: 31-15
Account: 644 Card: 1 of 1 Location: 0 Woodland Hts frontage

Neighborhood 1	Neighborhood 1		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Electricity at lot-		
Street	0		
0	1767		
Reference 1	sp = 22k in 2017		
Reference 2	Buck Housing Lot #49		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	02/24/1997
Sale Price	14,300
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	ACRES-Base Lot (Fract.)	34,200.00	37,464	100%		37,464
Total Acres 0.84				Land Total		37,464

Accpt Land 37,460 **Accepted Bldg** 0 **Total** 37,460

Name: Jones, Harry S., III, Trustee
Harry S. Jones III Revocable Trust
Map/Lot: 31-16
Account: 1680 Card: 1 of 1
Location: 50 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Sewer-Well-
Street	Paved
0	1727

Sale Data

Sale Date	12/20/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	Cert. of Forelosure 4/28/14
Reference 2	Lot #70 of Buck Housing Sub.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / **Replacement Cost New**

Gambrel/Mansard	One & 3/4 Story	952 Sqft	Grade C 115	Base	106,021
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-2,989
Rooms	7	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,153
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,980
Insulation	Heavy			Insulation	2,889
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Average	Typical	114,054

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	78,697

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1972	198	C 115	2,735	Avg.	69%	50%	100%	944
Garage, wd. fr.	1972	768	D 126	12,288	Avg.	69%	90%	100%	7,631
Deck(s) wd. fr.	1972	120	C 100	1,201	Avg.	69%	0%	100%	0
Porch(es) encl. wd. fr.	1972	150	C 115	6,172	Avg.	69%	100%	100%	4,259
Patio	1972	160	C 100	962	Avg.	69%	75%	100%	498
1,666 SFLA						Outbuilding Total			13,332

Accpt Land	42,440	**Accepted Bldg**	92,030	**Total**	134,470

Map/Lot: 31-17
Account: 1682 Card: 1 of 1 Location: 51 Woodland Hts

Neighborhood 1	Neighborhood 1		
Zoning/Use	VILLAGE	Sale Date	07/09/1985
Topography	Level-slightly sloping-	Sale Price	11,500
Utilities	Public Sewer-Well-	Sale Type	Land only
Street	Paved	Financing	
0	1709	Verified	Public Record
		Validity	

Sale Data

Reference 1	sp = 20k in 2017		
Reference 2	R Campbell = builder		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	100%		44,677
Total Acres 0.69					Land Total	44,677

Dwelling Description

Ranch	One Story	1,380 Sqft	Grade B 110	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	121,341
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	-6,667
Heating	50% Heat Pump(s)	Cooling	50% Heat pump	Fin Bsmt	0
Rooms	6	Extras	Generator2	Heat	262
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,045
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	Modern	Modern	Average	Typical	117,981

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	69%	100%	77,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2018	676	B 100	17,449	Avg.	95%	90%	100%	14,919
Porch(es) open wd. fr.	2018	132	C 100	2,886	Avg.	95%	100%	100%	2,742
1,380 SFLA						Outbuilding Total			17,661

Accpt Land	44,680	**Accepted Bldg**	95,000	**Total**	139,680

Name: DUPONT, JAMES L JR
DUPONT, JENNIFER L
Map/Lot: 31-18
Account: 713 Card: 1 of 1 Location: 57 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	09/09/1999
Sale Price	88,750
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Estate Sale

Reference 1	SP=129k in '18 -31-16A
Reference 2	Buck Housing Lot #77
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,176 Sqft	Grade C 122	Base	92,892
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	728 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	7,748
Heating	100% Hot Water	Cooling	0% None	Heat	2,238
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,426
Attic	None, no access/use			Attic	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	106,304

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	91,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1995	72	C 110	793	Avg+	86%	100%	100%	682
Deck(s) wd. fr.	1995	80	C 110	881	Avg+	86%	100%	100%	758
Garage, wd. fr.	2006	1008	C 110	20,129	Avg.	88%	100%	100%	17,714
Porch Roof	1995	16	C 122	335	Avg+	86%	100%	100%	288
1,176 SFLA						Outbuilding Total			19,442

Accpt Land	42,440	**Accepted Bldg**	110,860	**Total**	153,300

Name: Schmidt, Douglas F
Schinck, M C
Map/Lot: 31-19
Account: 3021 Card: 1 of 1
Location: 73 WOODLAND HEIGHTS

Neighborhood 1	Neighborhood 1		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Electricity at lot-Public Sewer-		
Street	Paved		

Sale Data

Sale Date	03/16/2012
Sale Price	12,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Buck Housing Lot #48 -31-21B		
Reference 2	building? f5		
Bldg Codes	98		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	78%	Unimproved	34,848
Total Acres 0.69					Land Total	34,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Shed(s) wd. fr.	1999	192	D 120	1,854	Avg-	76%	75%	100%	1,057
							Outbuilding Total		1,057

Accpt Land	34,850	**Accepted Bldg**	1,060	**Total**	35,910

Map/Lot: 31-20
Account: 643 Card: 1 of 1 Location: 54 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1743

Sale Data

Sale Date	09/01/1992
Sale Price	5,000
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1	Roxann I. released 2013.
Reference 2	Buck Housing Lot #41
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	ACRES-Dev. Lot (Fract.)	45,000.00	45,320	95%	Unimproved	43,054
0.11	ACRES-Secondary ac.	7,900.00	869	100%		869
Total Acres 0.82					Land Total	43,923

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	896 Sqft	Grade C 123	Base	116,583
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,438
Rooms	7	Extras	Add'l Heat 1	.....	893
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,908
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
1993	0	Typical	Typical	Above Average	Typical	130,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	110,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1993	104	C 123	14,006	Avg+	85%	100%	100%	11,905
2 Story, wd. fr.	1993	112	C 123	14,630	Avg+	85%	100%	100%	12,435
Porch(es) open wd. fr.	1993	102	C 100	2,397	Avg+	85%	100%	100%	2,037
Porch(es) open wd. fr.	1993	66	C 100	1,815	Avg+	85%	100%	100%	1,543
Basement, Unfin.	1993	216	C 100	2,114	Avg+	85%	100%	100%	1,797
Deck(s) wd. fr.	2001	200	C 100	2,002	Avg.	85%	100%	100%	1,702
Garage, wd. fr.	2003	720	C 100	13,806	Avg.	87%	60%	100%	7,207
2,224 SFLA						Outbuilding Total			38,626

Accpt Land 43,920 **Accepted Bldg** 149,610 **Total** 193,530

Name: SCHNAITHMANN, HICKORY S
Schnaithmann, Trisha A JT
Map/Lot: 31-21
Account: 893 Card: 1 of 1 Location: 66 Spruce St

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Public Sewer-
Street	Paved
0	1761
Reference 1	subdiv lots #39 & 40 portions
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	08/22/2014
Sale Price	168,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	100%		45,325
0.68	ACRES-Secondary ac.	7,900.00	5,372	100%		5,372
Total Acres 1.38					Land Total	50,697

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 130	Base	105,753
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,635
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Good	Typical	108,388

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	89,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1984	96	C 130	1,251	Good	83%	100%	100%	1,038
Garage, wd. fr.	1984	864	C 110	17,657	Good	83%	100%	100%	14,655
1,344 SFLA						Outbuilding Total			15,693

Accpt Land 50,700 **Accepted Bldg** 105,660 **Total** 156,360

Map/Lot: 31-22
Account: 870 Card: 1 of 1 Location: 78 Spruce St - Woodland Hts

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1786
Reference 1	
Reference 2	Buck Lots 38 & 46
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	04/23/2015
Sale Price	157,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	ACRES-Dev. Lot (Fract.)	45,000.00	39,888	100%		39,888
0.55	ACRES-Road Frontage	15,000.00	8,250	100%		8,250
Total Acres 1.10					Land Total	48,138

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	1,144 Sqft	Grade C 120	Base	87,011
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,560
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,616
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Above Average	Typical	110,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	87,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1977	624	C 120	14,771	Avg+	79%	95%	100%	11,086
Shed(s) wd. fr.	1990	128	C 100	1,537	Avg.	79%	100%	100%	1,214
Porch(es) open wd. fr.	1993	266	C 120	6,079	Avg.	81%	100%	100%	4,924
Deck(s) wd. fr.	1993	224	C 120	2,688	Avg.	81%	100%	100%	2,177
1 Story, wd. fr.	1993	224	C 130	14,126	Avg.	81%	95%	100%	10,870
1,368 SFLA						Outbuilding Total			30,271

Accpt Land 48,140 **Accepted Bldg** 117,510 **Total** 165,650

Name: Cyr, Benjamin G.
CYR, ABIGAIL A
Map/Lot: 31-23
Account: 894 Card: 1 of 1 Location: 81 WOODLAND HEIGHTS

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	08/31/2018
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	f5 f. complaint 12/19/16 -31-21A
Reference 2	F. Cert 6/22/15 Buck Housing Lot #47
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	97%	Unimproved	43,337
Total Acres 0.69					Land Total	43,337

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	Two Story	884 Sqft	Grade C 120	Base	112,759
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	3,310
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,199
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	2017	Typical	Typical	Above Average	Typical	122,638

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	111,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2014	72	C 110	952	Avg.	93%	100%	100%	885
Patio	2010	170	D 100	684	Avg.	91%	100%	100%	622
1,768 SFLA							Outbuilding Total		1,507

Accpt Land 43,340 **Accepted Bldg** 113,110 **Total** 156,450

Map/Lot: 31-24
Account: 616 Card: 1 of 1 Location: 82 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Public Sewer-
Street	Paved
0	1800

Sale Data

Sale Date	05/21/1981
Sale Price	51,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	

Reference 1	Buck Housing Lots #36, 37, 44 & 45
Reference 2	ROC, JT dies 12-18-18
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	5 11 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	100%		45,325
1.24	ACRES-Road Frontage	15,000.00	18,600	100%		18,600
Total Acres 1.94					Land Total	63,925

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 117	Base	86,490
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	364 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,410
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,380
Attic	None, no access/use			Attic	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	Good	Typical	93,280

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	75,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1966	720	C 120	16,567	Avg.	66%	100%	100%	10,934
1 Story, wd. fr.	1966	156	C 117	9,823	Good	81%	100%	100%	7,957
Shed(s) wd. fr.	2012	120	D 120	1,160	Avg.	92%	100%	100%	1,067
1,332 SFLA							Outbuilding Total		19,958

Accpt Land 63,930 **Accepted Bldg** 95,520 **Total** 159,450

Map/Lot: 31-25
Account: 1589 Card: 1 of 1 Location: 90 Spruce St - Woodland Hts

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1823
Reference 1	Buck Housing Lots #34, 35, 42 & 43
Reference 2	Frontage on Woodland hts & Spruce
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	ACRES-Developed Lot	64,750.00	29,785	100%		29,785
1.38	ACRES-Road Frontage	15,000.00	20,700	100%		20,700
Total Acres 1.84					Land Total	50,485

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	1,196 Sqft	Grade C 115	Base	88,609
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	790 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	9,109
Heating	100% Hot Water	Cooling	0% None	Heat	2,146
Rooms	7	Extras	Generator2	.....	1,313
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,153
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,980
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Typical	Typical	Good	Typical	109,310

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	89,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1968	96	C 100	1,154	Good	82%	100%	100%	946
Shed(s) wd. fr.	1968	90	C 100	1,082	Good	82%	100%	100%	887
Swimming Pool	1980	860	C 100	18,619	Good	82%	50%	100%	7,634
Deck(s) wd. fr.	1968	680	C 103	7,012	Good	82%	100%	100%	5,750
Deck(s) wd. fr.	1968	288	C 110	3,172	Good	82%	100%	100%	2,601
1,196 SFLA							Outbuilding Total		17,818

Accpt Land 50,490 **Accepted Bldg** 107,450 **Total** 157,940

Map/Lot: 31-27
Account: 2216 Card: 1 of 1 Location: 91 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Well-
Street	Paved
0	1794

Sale Data

Sale Date	05/18/2016
Sale Price	174,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Reference 1	200' frontage
Reference 2	Buck Housing Lots #26 & 27, sold w/ 02-43 f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	ACRES-Dev. Lot (Fract.)	45,000.00	36,479	100%		36,479
0.46	ACRES-Road Frontage	15,000.00	6,900	100%		6,900
Total Acres 0.92					Land Total	43,379

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	1,350 Sqft	Grade C 125	Base	102,018
Exterior	Vinyl/Aluminum	Masonry Trim	400Sqft	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,872
Heating	100% Hot Water	Cooling	0% None	Heat	2,633
Rooms	11	Extras	Generator2		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,020
Attic	Full finished			Attic	21,499
FirePlaces	2			Fireplace	9,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Good	Typical	156,792

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	131,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1973	108	C 110	1,188	Avg.	70%	100%	100%	832
Deck(s) wd. fr.	1973	336	C 110	3,700	Avg.	70%	100%	100%	2,590
Deck(s) wd. fr.	1973	252	C 110	2,774	Avg.	70%	100%	100%	1,942
1 Story, wd. fr.	1973	252	C 110	13,070	Avg.	70%	95%	100%	8,692
1.5S Garage, wd. fr.	1973	720	C 115	17,927	Good	84%	100%	100%	15,059
Swimming Pool	1975	800	C 100	17,750	Good	84%	40%	100%	5,964
Garage, wd. fr.	1992	288	C 120	8,481	Avg.	80%	90%	100%	6,106
Gazebo	2018	100	C 100	2,145	Avg.	95%	100%	100%	2,038
1,602 SFLA						Outbuilding Total			43,223

Accpt Land 43,380 **Accepted Bldg** 174,930 **Total** 218,310

Name: BURSEY, MARK E
BURSEY, KIMBERLY B
Map/Lot: 31-28
Account: 1956 Card: 1 of 1 Location: 31 Forsythe Ave

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1769

Sale Data

Sale Date	01/26/2000
Sale Price	93,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	Buck Housing Lots #28 & 29		
Reference 2	sp=131k in 2017		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	100%		45,325
0.32	ACRES-Road Frontage	15,000.00	4,800	100%		4,800
Total Acres 1.02					Land Total	50,125

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,345 Sqft	Grade C 115	Base	93,602
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	240 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	2,894
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,229
Attic	None, no access/use			Attic	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	99,725

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	83,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1991	120	C 113	1,357	Avg.	80%	100%	100%	1,086
Shed(s) wd. fr.	2004	96	D 110	850	Avg.	87%	100%	100%	740
1,345 SFLA						Outbuilding Total			1,826

Accpt Land	50,130	**Accepted Bldg**	85,600	**Total**	135,730

Name: Reynolds, Maryellen J
Rebecca Jones (life tenancy)
Map/Lot: 31-29
Account: 1537 Card: 1 of 1
Location: 34 Forsythe Ave

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1759
Reference 1	Homestead off at sale
Reference 2	Buck Housing Lot #30
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	06/30/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	ACRES-Dev. Lot (Fract.)	45,000.00	39,888	100%		39,888
Total Acres 0.55					Land Total	39,888

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	832 Sqft	Grade C 130	Base	109,921
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	550 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,358
Heating	100% Hot Water	Cooling	0% None	Heat	2,953
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,434
Attic	None, no access/use			Attic	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	1987	Typical	Typical	Good	Typical	121,666

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	100,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	1970	672	C 105	15,478	Good	83%	100%	100%	12,847
Porch(es) open wd. fr.	1987	120	C 110	2,959	Good	88%	100%	100%	2,604
1,456 SFLA							Outbuilding Total		15,451

Accpt Land	39,890	**Accepted Bldg**	116,430	**Total**	156,320

Map/Lot: 31-30
Account: 1607 Card: 1 of 1 Location: 71 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1746
Reference 1	Buck Housing Lot #31
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	03/03/2017
Sale Price	176,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	100%		44,677
Total Acres 0.69				Land Total		44,677

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,080 Sqft	Grade C 130	Base	93,302
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,248
Heating	100% Hot Water	Cooling	0% None	Heat	2,190
Rooms	8	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,650
Attic	None, no access/use			Attic	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	Good	Typical	108,390

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	98,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1999	34	C 130	1,953	Good	91%	100%	100%	1,777
Shed(s) wd. fr.	1999			- - - - S O U N D	V A L U E - - - -				500
Garage, wd. fr.	2005	672	C 110	14,362	Avg.	88%	100%	100%	12,639
Deck(s) wd. fr.	2002	180	C 110	1,981	Avg.	86%	100%	100%	1,704
Deck(s) wd. fr.	2010	160	C 100	1,602	Avg.	91%	100%	100%	1,458
1,114 SFLA						Outbuilding Total			18,078

Accpt Land	44,680	**Accepted Bldg**	116,710	**Total**	161,390

Name: GRINDLE, JASON
Grindle, Michelle JT
Map/Lot: 31-31
Account: 2734 Card: 1 of 1
Location: 67 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1729
	2376
Reference 1	Buck Housing Lot #32
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/15/2017
Sale Price	46,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Topography	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 120	Base	87,011
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,142
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	2017	Typical	Typical	Good	Typical	89,153

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	73,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2017	320	C 115	3,684	Avg.	94%	100%	100%	3,463
1,144 SFLA						Outbuilding Total			3,463

Accpt Land 42,440 **Accepted Bldg** 76,570 **Total** 119,010

Name: SILSBY, HERBERT
SILSBY, LINDA
Map/Lot: 31-32
Account: 2376 Card: 1 of 1 Location: 55 Spruce St

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
Reference 1	Buck Housing Lot #33
Reference 2	53 Spruce = GARAGE
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	95%	Unimproved	42,750
0.10	ACRES-Secondary ac.	7,900.00	790	100%		790
Total Acres 0.80					Land Total	43,540

Dwelling Description / Replacement Cost New

Conventional	One & 1/2 Story	1,088 Sqft	Grade C 106	Base	101,703
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm 1/4 Bsmnt	Basement	-5,727
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,984
Attic	None, no access/use			Attic	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	97,960

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	82,286

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	1991	768	C 110	18,083	Avg.	80%	100%	100%	14,466
1S Overhang, wd. fr.	1989	72	C 100	3,182	Avg.	79%	100%	100%	2,514
1,704 SFLA							Outbuilding Total		16,980

Accpt Land 43,540 **Accepted Bldg** 99,270 **Total** 142,810

Name: GINN, RICHARD B
GINN, NANCY J JT
Map/Lot: 31-33
Account: 1110 Card: 1 of 1 Location: 2 Cedar St

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1637
Reference 1	Buck Housing Lot #00
Reference 2	homestead f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	90%	Multi-Fact	40,793
0.55	ACRES-Secondary ac.	7,900.00	4,345	100%		4,345
Total Acres 1.25					Land Total	45,138

Dwelling Description / Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	936 Sqft	Grade C 128	Base	111,030
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	111,030

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	88,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1980	192	C 100	2,306	Avg+	80%	100%	100%	1,845
2S Garage, wd. fr.	1991	720	C 120	19,880	Avg+	80%	100%	100%	15,904
Deck(s) wd. fr.	1995	80	C 110	881	Avg+	80%	100%	100%	705
1,404 SFLA							Outbuilding Total		18,454

Accpt Land 45,140 **Accepted Bldg** 107,280 **Total** 152,420

Name: MCGINTY, CHARLES G
MCGINTY, PATRICIA ANN
Map/Lot: 31-34
Account: 2387 Card: 1 of 1
Location: 0 SPRUCE ST

Neighborhood 1	Neighborhood 1		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Electricity at lot-		
Street	Paved		
0	1656		
Reference 1	12K SP in 1990= 23K in 17	-31-34A	
Reference 2	Buck Housing Lot #63		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	06/21/2005
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Base Lot (Fract.)	34,200.00	34,200	100%		34,200
0.36	ACRES-Road Frontage	15,000.00	5,400	40%	Size/Shape	2,160
Total Acres 1.06					Land Total	36,360

Accpt Land 36,360 **Accepted Bldg** 0 **Total** 36,360

Map/Lot: 31-35
Account: 3101 Card: 1 of 1 Location: Central St (off) at Cedar

Neighborhood 4	Neighborhood 4		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities			
Street	Right-of-way		
Reference 1	Buck Housing Lots #57 & 58 -31-34G		
Reference 2	4225-317 RELEASES TOWN STREETS INT		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	10/26/2016
Sale Price	5,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	22,500.00	22,500	50%	Access/Loc	11,250
0.38	ACRES-Rear land: 1st 5ac.	1,800.00	684	50%	Access/Loc	342
Total Acres 1.38					Land Total	11,592

Accpt Land	11,590	**Accepted Bldg**	0	**Total**	11,590

Map/Lot: 31-36
Account: 111 Card: 1 of 1 Location: 1 Cedar St

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1559

Sale Data

Sale Date	06/30/2016
Sale Price	133,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	HS off at sale -31-33A		
Reference 2	Buck Housing Lot #00		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	ACRES-Developed Lot	64,750.00	38,850	90%	Access/Loc	34,965
0.47	ACRES-Secondary ac.	7,900.00	3,713	85%	Multi-Fact	3,156
Total Acres 1.07					Land Total	38,121

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 120	Base	91,678
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,227
Heating	100% Hot Water	Cooling	0% None	Heat	2,306
Rooms	0	Extras	Alt. Energy 2	.....	1,393
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	109,604

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	88,779

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1993	264	C 120	6,037	Avg.	81%	100%	100%	4,890
Deck(s) wd. fr.	1993	272	C 100	2,722	Avg.	81%	100%	100%	2,205
Shed(s) wd. fr.	1993	120	C 100	1,440	Avg.	81%	100%	100%	1,166
Swimming Pool	1993	452	C 100	12,719	Avg.	81%	50%	100%	5,151
Garage, wd. fr.	2004	624	C 110	13,538	Avg.	87%	100%	100%	11,778
Canopy, wd. fr.	2010	260	D 130	1,360	Avg.	91%	100%	100%	1,238
1,232 SFLA						Outbuilding Total			26,428

Accpt Land 38,120 **Accepted Bldg** 115,210 **Total** 153,330

Map/Lot: 31-37
Account: 899 Card: 1 of 1 Location: 0 Cedar St (undev)

Neighborhood 4	Neighborhood 4
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	
Street	Right-of-way

Sale Data

Sale Date	10/26/2016
Sale Price	5,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	1.73 ac. confirmed f5 -31-037-1
Reference 2	Buck Housing Lots #52 & 53
Bldg Codes	98
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	22,500.00	22,500	50%	Access/Loc	11,250
0.73	ACRES-Rear land: 1st 5ac.	1,800.00	1,314	50%	Access/Loc	657
Total Acres 1.73					Land Total	11,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy, wd. fr.	1999	240	C 100	1,440	Avg.	84%	100%	100%	1,210
Shed, 1.5s wd. fr.	1980	120	D 100	1,180	Avg-	63%	100%	100%	743
Shed(s) wd. fr.	1994	120	D 100	965	Avg.	82%	90%	100%	712
								Outbuilding Total	2,665

Accpt Land	11,910	**Accepted Bldg**	2,670	**Total**	14,580

Name: BOWDEN, RICHARD A
BOWDEN, AVA S JT
Map/Lot: 31-38
Account: 324 Card: 1 of 1 Location: 239 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Public Sewer-
Street	Paved
0	1513
Reference 1	1972 deed- "lot 50" No SP.
Reference 2	Buck Housing Lot #54+
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 1

Sale Data

Sale Date	08/04/1972
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	98%	Topography	44,100
0.68	ACRES-Secondary ac.	7,900.00	5,372	100%	Size/Shape	5,372
Total Acres 1.38					Land Total	49,472

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 126	Base	88,465
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm 1/4 Bsmnt	Basement	-6,833
Fin. Basement Area	350 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,458
Heating	100% Hot Water	Cooling	0% None	Heat	2,146
Rooms	0	Extras	Alt. Energy 2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	87,236

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	67,172

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1992	296	C 110	3,260	Avg.	80%	100%	100%	2,608
Porch(es) encl. wd. fr.	1980	96	C 117	4,927	Avg.	74%	100%	100%	3,646
Shed(s) wd. fr.	1986	320	D 130	3,349	Avg-	67%	100%	100%	2,244
Garage, wd. fr.	1987	896	C 117	19,365	Avg.	78%	100%	100%	15,105
Shed(s) wd. fr.	1988	96	D 130	1,006	Avg.	78%	100%	100%	785
Res Greenhouse	2002	560	E 120	4,438	Avg.	86%	50%	100%	1,908
1,092 SFLA						Outbuilding Total			26,296

Accpt Land 49,470 **Accepted Bldg** 93,470 **Total** 142,940

Name: DEREDIN, ALFRED R
DEREDIN, MARILYN R
Map/Lot: 31-39
Account: 1358 Card: 1 of 1 Location: CENTRAL ST (off)

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Electricity at lot-
Street	Right-of-way
0	1519
Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	ACRES-Base Lot (Fract.)	34,200.00	29,477	95%	Access/Loc	28,003
Total Acres 0.52					Land Total	28,003

Accpt Land	28,000	**Accepted Bldg**	0	**Total**	28,000

Name: BAUBONIS, RICHARD
BAUBONIS, SHERRI LYNN
Map/Lot: 31-40
Account: 1147 Card: 1 of 1
Location: 257 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1512
Reference 1	
Reference 2	BUCK HOUSING- lot #56
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	09/28/2007
Sale Price	179,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	ACRES-Dev. Lot (Fract.)	45,000.00	38,785	100%		38,785
Total Acres 0.52				Land Total		38,785

Dwelling Description / **Replacement Cost New**

Conventional	One Story	720 Sqft	Grade B 105	Base	75,087
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	720 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,248
Heating	100% Hot Water	Cooling	0% None	Heat	1,569
Rooms	0	Extras	Alt. Energy 2		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,921
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	7,262
Insulation	Heavy			Insulation	1,516
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	2003	Typical	Typical	Good	Typical	98,603

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	82,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Garage, wd. fr.	1981	896	C 120	23,834	Avg+	80%	100%	100%	19,067
1 Story, wd. fr.	1973	546	B 105	31,509	Good	84%	95%	100%	25,145
Basement, Unfin.	1973	300	B 105	3,804	Good	84%	100%	100%	3,195
Deck(s) wd. fr.	2004	128	C 120	1,537	Avg.	87%	100%	100%	1,337
Basement, Finished	2008	246	C 130	6,976	Avg.	89%	100%	100%	6,209
1,266 SFLA						Outbuilding Total			54,953

Accpt Land 38,790 **Accepted Bldg** 137,780 **Total** 176,570

Map/Lot: 31-41
Account: 391 Card: 1 of 1 Location: 249 CENTRAL ST

Neighborhood 1	Neighborhood 1		
Zoning/Use	VILLAGE	Sale Date	06/01/1988
Topography	Gently sloping-rolling-	Sale Price	79,930
Utilities	Well-Septic System-	Sale Type	Land & Buildings
Street	Paved	Financing	Conventional
0	1510	Verified	Public Record
		Validity	

Sale Data

Reference 1	PO BOX 135, 1307 discont. address 7-1-14		
Reference 2	SP=164k in '18		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	ACRES-Dev. Lot (Fract.)	45,000.00	38,785	95%	Unimproved	36,846
Total Acres 0.52					Land Total	36,846

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 113	Base	79,338
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,925
Rooms	0	Extras	Alt. Energy 2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	81,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	56,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1972	672	C 120	15,668	Avg.	69%	100%	100%	10,811
1,092 SFLA						Outbuilding Total			10,811

Accpt Land	36,850	**Accepted Bldg**	66,880	**Total**	103,730

Map/Lot: 31-43
Account: 897 Card: 1 of 1 Location: 231 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1520

Sale Data

Sale Date	09/26/2016
Sale Price	57,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Reference 1	MG new owner at phys addr		
Reference 2	Buck Housing Lot #00		
Bldg Codes	94		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	ACRES-Dev. Lot (Fract.)	45,000.00	38,410	95%	Unimproved	36,490
Total Acres 0.51					Land Total	36,490

Dwelling Description / **Replacement Cost New**

Conventional	One Story	576 Sqft	Grade D 120	Base	38,112
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Alt. Energy 2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	5,900
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-349
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	43,663

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	99%	100%	21,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1900	42	D 120	341	Avg.	50%	99%	100%	168
Garage, wd. fr.	1965	780	C 100	14,742	Avg.	65%	90%	100%	8,624
Shed(s) wd. fr.	1900			- - - - S O U N D	V A L U E - - - -				100
Shed, 1.5s wd. fr.	1980	144	D 100	1,414	Avg-	63%	100%	100%	891
Garage, wd. fr.	2001	308	C 100	7,379	Avg.	85%	80%	100%	5,018
VALIANT Moho	1966	10X40	D 100	18,158	Avg.	40%	100%	100%	7,263
Porch(es) encl. wd. fr.	1966	64	D 100	2,363	Avg.	66%	100%	100%	1,560
976 SFLA							Outbuilding Total		23,624

Accpt Land	36,490	**Accepted Bldg**	45,240	**Total**	81,730

Map/Lot: 31-44
Account: 1273 Card: 1 of 1 Location: 225 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1541

Sale Data

Sale Date	01/16/2019
Sale Price	44,100
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	Buck Housing Lot #00
Reference 2	JPM - 812-2634 -- 7/17 Foreclosure f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	ACRES-Dev. Lot (Fract.)	45,000.00	41,662	90%	Multi-Fact	37,496
Total Acres 0.60					Land Total	37,496

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	460 Sqft	Grade C 100	Base	65,105
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Alt. Energy 2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-694
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	64,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	97%	100%	37,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				600
1 Story, wd. fr.	1930	180	C 100	9,269	Avg+	60%	95%	100%	5,283
1 Story, wd. fr.	1995	310	C 100	13,991	Avg+	60%	95%	100%	7,975
Deck(s) wd. fr.	2019	192	C 110	2,114	Avg.	95%	100%	100%	2,008
1,410 SFLA							Outbuilding Total		15,866

Accpt Land	37,500	**Accepted Bldg**	53,350	**Total**	90,850

Map/Lot: 31-45
Account: 166 Card: 1 of 1 Location: 217 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1569
Reference 1	
Reference 2	MB says lot is 85 x 225'
Bldg Codes	16
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	ACRES-Dev. Lot (Fract.)	45,000.00	35,677	80%	Multi-Fact	28,542
Total Acres 0.44					Land Total	28,542

Dwelling Description / Replacement Cost New

Ranch	One Story	832 Sqft	Grade D 120	Base	46,737
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,130
Rooms	3	Extras	Alt. Energy 2		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	1993	Typical	Typical	Above Average	Typical	41,189

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	24,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1930	56	D 120	1,326	Avg+	60%	60%	100%	478
Porch(es) encl. wd. fr.	1999	80	D 110	2,852	Avg+	60%	90%	100%	1,540
Garage, wd. fr.	1930	544	D 120	8,892	Avg+	60%	100%	100%	5,335
Shed(s) wd. fr.	1980			- - - - S O U N D	V A L U E - - - -				400
Shed(s) wd. fr.	1999	98	D 110	868	Avg.	84%	90%	100%	656
832 SFLA						Outbuilding Total			8,409

Accpt Land 28,540 **Accepted Bldg** 33,120 **Total** 61,660

Name: Thomas, Sandra Jean
Thomas, Linda Lee
Map/Lot: 31-46
Account: 2577 Card: 1 of 1 Location: 211 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Public Sewer-
Street	Paved
0	1582

Sale Data

Sale Date	02/25/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1	Exmpts off at death 1-22-19-- probated
Reference 2	Buck Housing Lot #9
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	ACRES-Dev. Lot (Fract.)	45,000.00	46,579	100%		46,579
Total Acres 0.75					Land Total	46,579

Dwelling Description / **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 115	Base	64,273
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-1,378
Rooms	5	Extras	Alt. Energy 2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,332
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Above Average	Typical	64,227

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	48,813

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1971	308	C 100	7,379	Avg.	69%	100%	100%	5,092
768 SFLA						Outbuilding Total			5,092

Accpt Land	46,580	**Accepted Bldg**	53,910	**Total**	100,490

Map/Lot: 31-47
Account: 1970 Card: 1 of 1 Location: 205 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Public Sewer-
Street	Paved
0	1605

Sale Data

Sale Date	10/16/2017
Sale Price	140,000
Sale Type	Land & Buildings
Financing	FHA or VA
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Buck Housing Lot #8		
Reference 2	HS off at sale.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / **Replacement Cost New**

Contemporary/Modern	One Story	1,352 Sqft	Grade C 130	Base	106,213
Exterior	Vinyl/Aluminum	Masonry Trim	170Sqft	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-2,879
Fin. Basement Area	676 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,814
Heating	100% Hot Water	Cooling	0% None	Heat	2,742
Rooms	0	Extras	Alt. Energy 2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,434
Attic	None, no access/use			Attic	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	Above Average	Typical	116,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	72%	98%	100%	82,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Swimming Pool	1997	648	C 100	15,553	Avg.	83%	50%	100%	6,454
Garage, wd. fr.	1999	384	C 110	9,420	Avg.	84%	100%	100%	7,913
Deck(s) wd. fr.	1999	48	C 110	528	Avg.	84%	100%	100%	444
Deck(s) wd. fr.	1991	112	C 110	1,232	Avg.	80%	100%	100%	986
1 Story, wd. fr.	1984	312	C 135	18,985	Good	87%	95%	100%	15,691
Deck(s) wd. fr.	1997			- - - - S O U N D V A L U E - - - -					3,000
1,664 SFLA						Outbuilding Total			34,488

Accpt Land	42,440	**Accepted Bldg**	116,570	**Total**	159,010

Name: CYR, JOHN P
CYR, JENNIFER A
Map/Lot: 31-48
Account: 1596 Card: 1 of 1 Location: 199 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Well-
Street	Paved
0	1634
Reference 1	
Reference 2	Buck Housing Lot #7
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	05/23/2013
Sale Price	181,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	100%		44,677
Total Acres 0.69				Land Total		44,677

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,204 Sqft	Grade B 105	Base	108,111
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1204 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,178
Heating	100% Hot Water	Cooling	0% None	Heat	2,623
Rooms	7	Extras	Alt. Energy 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,921
Attic	None, no access/use			Attic	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	130,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	111,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1993	200	C 110	2,202	Avg.	81%	100%	100%	1,784
Garage, wd. fr.	1993	528	C 117	12,649	Avg.	81%	100%	100%	10,246
Garage, wd. fr.	2004	540	C 117	12,867	Avg.	87%	100%	100%	11,194
Attic, Unfinished	2004	540	C 117	1,958	Avg.	87%	100%	100%	1,703
1,204 SFLA						Outbuilding Total			24,927

Accpt Land 44,680 **Accepted Bldg** 136,140 **Total** 180,820

Map/Lot: 31-49
Account: 1076 Card: 1 of 1 Location: 6 Forsythe Ave

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1662
Reference 1	HS off at sale
Reference 2	Buck Housing Lot #6
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	07/13/2016
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	ACRES-Dev. Lot (Fract.)	45,000.00	39,888	100%		39,888
Total Acres 0.55					Land Total	39,888

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,196 Sqft	Grade C 116	Base	86,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	598 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,085
Heating	100% Hot Water	Cooling	0% None	Heat	2,164
Rooms	5	Extras	Alt. Energy 2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,172
Attic	None, no access/use			Attic	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	Above Average	Typical	97,197

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	71,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1984	704	C 110	14,911	Avg+	82%	100%	100%	12,227
Shed(s) wd. fr.	1999	96	C 110	1,269	Avg+	88%	100%	100%	1,117
Deck(s) wd. fr.	1966	192	C 110	2,114	Avg+	74%	100%	100%	1,564
Deck(s) wd. fr.	1999	48	C 100	481	Avg.	84%	100%	100%	404
1,196 SFLA						Outbuilding Total			15,312

Accpt Land	39,890	**Accepted Bldg**	87,240	**Total**	127,130

Map/Lot: 31-50
Account: 2612 Card: 1 of 1 Location: 16 Forsythe Ave

Neighborhood 1	Neighborhood 1		
Zoning/Use	VILLAGE	Sale Date	09/25/1989
Topography	Gently sloping-rolling-	Sale Price	70,500
Utilities	Well-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	1702	Verified	Public Record
		Validity	

Sale Data

Reference 1	Buck Housing Lot #14		
Reference 2	Daycare in bsmnt? sp=138K IN '18+RENO		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	ACRES-Dev. Lot (Fract.)	45,000.00	39,888	95%	Unimproved	37,894
Total Acres 0.55					Land Total	37,894

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,188 Sqft	Grade C 120	Base	89,344
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1188 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,911
Heating	100% Hot Water	Cooling	0% None	Heat	2,224
Rooms	0	Extras	Add'l Heat 1	.....	683
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,493
Attic	None, no access/use			Attic	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	1989	Typical	Typical	Above Average	Typical	109,655

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	81,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Garage, wd. fr.	1998	1120	C 110	26,460	Avg+	74%	100%	100%	19,580
Shed(s) wd. fr.	1967	480	C 100	5,767	Avg+	74%	100%	100%	4,268
1,188 SFLA						Outbuilding Total			23,848

Accpt Land 37,890 **Accepted Bldg** 104,990 **Total** 142,880

Map/Lot: 31-51
Account: 1383 Card: 1 of 1 Location: 11 CEDAR ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1679

Sale Data

Sale Date	03/26/2003
Sale Price	12,500
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Buck Housing Lot #15
Reference 2	new h/c ramp, no value added
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,064 Sqft	Grade B 100	Base	94,486
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,208
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,735
Attic	None, no access/use			Attic	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	100,429

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	88,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry Enclosure(s)	2006	51	C 100	1,183	Avg.	88%	100%	100%	1,041
Deck(s) wd. fr.	2006	102	C 120	1,225	Avg.	88%	100%	100%	1,078
Deck(s) wd. fr.	2006	240	C 120	2,883	Avg.	88%	100%	100%	2,537
1,064 SFLA						Outbuilding Total			4,656

Accpt Land 42,440 **Accepted Bldg** 93,030 **Total** 135,470

Map/Lot: 31-52
Account: 2530 Card: 1 of 1 Location: 7 Cedar Street

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1653

Sale Data

Sale Date	11/21/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	Buck Housing Lot #16		
Reference 2	MS died 2/23/17		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 117	Base	75,320
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,752
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,694
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Above Average	Typical	78,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	60,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1998	216	C 117	2,530	Avg.	84%	100%	100%	2,125
960 SFLA						Outbuilding Total			2,125

Accpt Land	42,440	**Accepted Bldg**	62,780	**Total**	105,220

Name: CLAIRMONT, BENJAMEN L.

Map/Lot: 31-53

Account: 1275 Card: 1 of 1 Location: 3 Cedar St

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1626
Reference 1	Buck Housing Lot #17
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/21/2018
Sale Price	84,020
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	ACRES-Dev. Lot (Fract.)	45,000.00	46,889	96%	Topography	45,013
Total Acres 0.76					Land Total	45,013

Dwelling Description / **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 105	Base	63,139
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,415
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,368
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Above Average	Typical	65,922

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	50,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1975	308	C 105	7,748	Avg.	71%	100%	100%	5,501
Porch(es) encl. wd. fr.	1972	24	C 100	2,673	Avg.	69%	75%	100%	1,383
Deck(s) wd. fr.	1972	36	C 100	361	Avg.	69%	100%	100%	249
864 SFLA						Outbuilding Total			7,133

Accpt Land 45,010 **Accepted Bldg** 57,890 **Total** 102,900

Map/Lot: 31-54
Account: 2170 Card: 1 of 1 Location: 4 Cedar Street

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1680

Sale Data

Sale Date	05/11/2018
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	Buck Housing Lot #25
Reference 2	HS off at move, 4s. got 144.9k?
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	ACRES-Dev. Lot (Fract.)	45,000.00	47,502	100%		47,502
Total Acres 0.78					Land Total	47,502

Dwelling Description / **Replacement Cost New**

Contemporary/Modern	One Story	840 Sqft	Grade C 130	Base	76,794
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	650 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,422
Heating	100% Hot Water	Cooling	0% None	Heat	1,704
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,434
Attic	None, no access/use			Attic	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	1991	Typical	Typical	Good	Typical	87,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	72,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1991	192	C 100	1,921	Good	89%	100%	100%	1,710
Shed(s) wd. fr.	1971			- - - - S O U N D	V A L U E - - - -				400
Deck(s) wd. fr.	1991	112	C 100	1,121	Good	89%	100%	100%	998
Garage, wd. fr.	1995	484	C 100	10,124	Good	90%	100%	100%	9,112
Porch(es) open wd. fr.	1991	48	C 100	1,521	Good	89%	100%	100%	1,354
840 SFLA							Outbuilding Total		13,574

Accpt Land	47,500	**Accepted Bldg**	86,080	**Total**	133,580

Name: GRINDLE, JASON A
GRINDLE, MICHELLE L
Map/Lot: 31-55
Account: 1081 Card: 1 of 1 Location: 8 Cedar St

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1703
Reference 1	
Reference 2	Buck Housing Lot #24
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	08/08/1999
Sale Price	98,500
Sale Type	
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,196 Sqft	Grade C 120	Base	92,462
Exterior	Vinyl/Aluminum	Masonry Trim	108Sqft	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	392 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	5,623
Heating	100% Hot Water	Cooling	0% None	Heat	2,239
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Typical	Typical	Good	Typical	106,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	86,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1985			- - - - S O U N D V A L U E - - - -					1,000
1S Overhang, wd. fr.	1966	80	C 120	4,243	Good	81%	100%	100%	3,437
Deck(s) wd. fr.	1966	280	C 100	2,803	Good	81%	100%	100%	2,270
1 Story, wd. fr.	2005	576	C 117	27,672	Avg.	88%	100%	100%	24,351
Basement, Unfin.	2005	576	C 117	5,528	Avg.	88%	100%	100%	4,865
Deck(s) wd. fr.	2006	64	C 110	705	Avg.	88%	100%	100%	620
SwimPool, Above Grnd	2013			- - - - S O U N D V A L U E - - - -					1,000
1,852 SFLA							Outbuilding Total		37,543

Accpt Land 42,440 **Accepted Bldg** 123,860 **Total** 166,300

Map/Lot: 31-56
Account: 758 Card: 1 of 1 Location: 24 Forsythe Ave

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1724

Sale Data

Sale Date	08/23/2013
Sale Price	182,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Buck Housing Lots #22 & 23
Reference 2	see 23 Bridge St
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	100%		45,325
0.54	ACRES-Road Frontage	15,000.00	8,100	100%		8,100
Total Acres 1.24					Land Total	53,425

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,152 Sqft	Grade B 105	Base	104,805
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	120 Setbac			St. Setback	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1152 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,341
Heating	100% Hot Water	Cooling	0% None	Heat	2,510
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,921
Attic	None, no access/use			Attic	0
FirePlaces	4			Fireplace	18,155
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Typical	Typical	Good	Typical	143,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	117,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1967	576	B 100	15,374	Avg+	74%	95%	100%	10,808
1S Overhang, wd. fr.	1967	80	B 105	4,937	Good	82%	100%	100%	4,048
Deck(s) wd. fr.	2006	328	C 115	3,775	Avg.	88%	100%	100%	3,322
Hot Tub	2000	1	C 100	3,900	Avg.	85%	100%	100%	3,315
Canopy, wd. fr.	2007	240	D 110	1,063	Avg.	89%	100%	100%	946
Shed, 1.5s wd. fr.	2000	240	C 90	3,167	Avg.	85%	100%	100%	2,692
Shed(s) wd. fr.	1967			----SOUND VALUE----					400
1,232 SFLA							Outbuilding Total		25,531

Accpt Land 53,430 **Accepted Bldg** 143,390 **Total** 196,820

Name: WHITTAKER, WILLIAM
WHITTAKER, JENNIFER JT
Map/Lot: 31-57
Account: 2487 Card: 1 of 1 Location: 28 Cedar St

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1753
Reference 1	
Reference 2	Buck Housing Lots #20 & 21
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	05/14/2004
Sale Price	121,135
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	ACRES-Dev. Lot (Fract.)	45,000.00	51,589	95%	Unimproved	49,010
Total Acres 0.92					Land Total	49,010

Dwelling Description / **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 135	Base	86,908
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,347
Heating	100% Hot Water	Cooling	0% None	Heat	2,022
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Good	Typical	93,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	75,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1966	40	C 135	541	Good	81%	100%	100%	438
Shed(s) wd. fr.	1999	80	D 120	772	Avg.	84%	100%	100%	648
960 SFLA							Outbuilding Total		1,086

Accpt Land 49,010 **Accepted Bldg** 76,640 **Total** 125,650

Name: BENNETT, JASON E
BENNETT, SUSAN E
Map/Lot: 31-58
Account: 1865 Card: 1 of 1 Location: 32 Cedar St

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Public Sewer-
Street	Paved
0	1774
Reference 1	SWR 733
Reference 2	Buck Housing Lots #18 & 19
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	03/28/2007
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	95%	Unimproved	42,750
0.22	ACRES-Secondary ac.	7,900.00	1,738	100%		1,738
Total Acres 0.92					Land Total	44,488

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade B 110	Base	121,140
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,739
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,177
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Good	Typical	127,056

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	105,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1998	192	B 110	14,196	Avg.	84%	100%	100%	11,925
Basement, Unfin.	1998	192	B 110	2,837	Avg.	84%	100%	100%	2,383
1S Overhang, wd. fr.	1970	30	B 110	1,940	Avg.	68%	100%	100%	1,319
1,662 SFLA						Outbuilding Total			15,627

Accpt Land 44,490 **Accepted Bldg** 121,080 **Total** 165,570

Name: MELVIN, TRICIA F

Map/Lot: 31-59

Account: 189 Card: 1 of 1 Location: 177 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	1723

Sale Data

Sale Date	06/30/2008
Sale Price	132,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	Buck Housing Lots #2 & 3 -31-059		
Reference 2	name changed from TRICIA F MCGINTY		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	100%		45,000
0.22	ACRES-Secondary ac.	7,900.00	1,738	100%		1,738
Total Acres 0.92					Land Total	46,738

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,268 Sqft	Grade C 120	Base	93,588
Exterior	Wood Siding	Masonry Trim	104Sqft	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,374
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	2007	Typical	Typical	Good	Typical	102,202

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	82,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1966	308	C 120	8,856	Good	81%	90%	100%	6,456
Porch(es) open wd. fr.	1966	98	C 120	2,803	Good	81%	100%	100%	2,270
1,268 SFLA						Outbuilding Total			8,726

Accpt Land	46,740	**Accepted Bldg**	91,510	**Total**	138,250

Map/Lot: 31-59-1
Account: 3335 Card: 1 of 1 Location: 33 CEDAR STREET

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	01/07/2008
Sale Price	40,000
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	Buck Housing Lots #10 & 11		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	97%	Unimproved	43,650
0.22	ACRES-Secondary ac.	7,900.00	1,738	100%		1,738
Total Acres 0.92					Land Total	45,388

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,680 Sqft	Grade C 121	Base	116,402
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	3,171
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,398
Attic	None, no access/use			Attic	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	122,971

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	109,444

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Garage, wd. fr.	2008	672	C 110	14,362	Avg.	89%	95%	100%	12,143
Porch(es) open wd. fr.	2008	96	C 110	2,532	Avg.	89%	100%	100%	2,253
Deck(s) wd. fr.	2009	192	C 110	2,114	Avg.	90%	100%	100%	1,903
1,680 SFLA						Outbuilding Total			16,299

Accpt Land 45,390 **Accepted Bldg** 125,740 **Total** 171,130

Name: SULYA, JOSEPH L
SULYA, VALERIE A JT

Map/Lot: 31-60

Account: 2534 Card: 1 of 1

Location: 0 Cedar St at Forsythe Ave

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-Public Sewer-
Street	Paved
0	1725
Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	ACRES-Base Lot (Fract.)	34,200.00	28,614	100%		28,614
Total Acres 0.49				Land Total		28,614

Accpt Land	28,610	**Accepted Bldg**	0	**Total**	28,610

Name: TERRY, RODNEY
TERRY, TONI
Map/Lot: 31-61
Account: 2573 Card: 1 of 1 Location: 7 Forsythe Ave

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1692
Reference 1	
Reference 2	Buck Housing Lot #5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	ACRES-Dev. Lot (Fract.)	45,000.00	37,650	100%		37,650
Total Acres 0.49				Land Total		37,650

Dwelling Description / Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 114	Base	85,280
Exterior	Composite	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,127
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Good	Typical	87,407

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	70,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1963	576	C 100	11,560	Good	81%	100%	100%	9,364
Deck(s) wd. fr.	1963	168	C 100	1,682	Good	81%	100%	100%	1,362
Shed(s) wd. fr.	1963	80	C 100	962	Good	81%	100%	100%	779
Shed(s) wd. fr.	2004	160	C 100	1,921	Avg.	87%	90%	100%	1,504
1,196 SFLA						Outbuilding Total			13,009

Accpt Land 37,650 **Accepted Bldg** 83,810 **Total** 121,460

Name: SULYA, JOSEPH L
SULYA, VALERIE A JT
Map/Lot: 31-62
Account: 2535 Card: 1 of 1 Location: 181 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Public Sewer-
Street	Paved
Reference 1	Buck Housing Lots #4 & 12 -31-060A
Reference 2	lot fronts on Cedar Street also
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	ACRES-Dev. Lot (Fract.)	45,000.00	51,589	100%		51,589
Total Acres 0.92					Land Total	51,589

Dwelling Description / Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	864 Sqft	Grade C 127	Base	104,625
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,568
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	107,193

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	73%	99%	100%	77,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1978	480	C 110	11,068	Avg.	73%	100%	100%	8,080
Attic, Unfinished	1978	480	C 110	1,739	Avg.	73%	100%	100%	1,269
Porch(es) open wd. fr.	2000	8	D 100	582	Avg.	85%	100%	100%	495
1,296 SFLA							Outbuilding Total		9,844

Accpt Land 51,590 **Accepted Bldg** 87,310 **Total** 138,900

Name: DEREDIN, GLENN F
DEREDIN, GLORIA B
Map/Lot: 31-63
Account: 858 Card: 1 of 1 Location: 263 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	11/12/1995
Sale Price	16,000
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Reference 1	-31-36		
Reference 2	Buck Housing Lots #59, 60 & 61		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	90%	Unimproved	40,793
0.70	ACRES-Road Frontage	15,000.00	10,500	95%	Topography	9,975
0.67	ACRES-Rear land: 1st 5ac.	3,200.00	2,144	90%	Access/Loc	1,930
Total Acres 2.07					Land Total	52,698

Dwelling Description / **Replacement Cost New**

Split Level	One Story	1,120 Sqft	Grade C 123	Base	87,881
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	322 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,722
Heating	100% Hot Water	Cooling	0% None	Heat	2,149
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,454
Attic	None, no access/use			Attic	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	97,206

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	83,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1999	168	C 123	10,863	Avg+	86%	100%	100%	9,342
Porch(es) open wd. fr.	1995	100	C 123	2,909	Avg+	86%	100%	100%	2,502
Deck(s) wd. fr.	2006	320	C 123	3,939	Avg+	86%	100%	100%	3,388
Porch(es) encl. wd. fr.	1995	30	C 123	3,445	Avg+	86%	100%	100%	2,963
Garage, wd. fr.	2006	1008	C 123	22,508	Avg+	86%	85%	100%	16,453
1 Story, wd. fr.	2006	864	C 123	41,959	Avg+	86%	45%	100%	16,238
Shed(s) wd. fr.	1995			----SOUND VALUE----					200
2,152 SFLA							Outbuilding Total		51,086

Accpt Land	52,700	**Accepted Bldg**	134,680	**Total**	187,380

Name: Grenier, Jeffery J
GRENIER, HEATHER K
Map/Lot: 31-64
Account: 2130 Card: 1 of 1 Location: 269 CENTRAL ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Well-
Street	Paved
0	1517
	324
Reference 1	Buck Housing Lot #62 -31-035
Reference 2	f5 homestead off at sale
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	03/26/2014
Sale Price	109,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	95%	Unimproved	42,750
0.08	ACRES-Secondary ac.	7,900.00	632	100%		632
Total Acres 0.78					Land Total	43,382

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 120	Base	81,494
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	350 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,458
Heating	100% Hot Water	Cooling	0% None	Heat	1,947
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	86,899

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	64,305

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1978	528	C 100	10,811	Avg.	73%	100%	100%	7,892
Deck(s) wd. fr.	2008			- - - - S O U N D V A L U E - - - -					400
1,040 SFLA							Outbuilding Total		8,292

Accpt Land 43,380 **Accepted Bldg** 72,600 **Total** 115,980

Name: KING, JEFFERY
KING, PATIENCE
Map/Lot: 31-65
Account: 901 Card: 1 of 1 Location: 37 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Sewer-Well-
Street	Paved
0	1631

Sale Data

Sale Date	01/03/2014
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Buyer
Validity	Other

Reference 1	king.jeff66@yahoo.com -31-34B		
Reference 2	Lot 64 Buck Housing Plan		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Topography	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,020 Sqft	Grade B 100	Base	137,287
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm 1/4 Bsmnt	Basement	-6,737
Fin. Basement Area	500 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,310
Heating	100% Hot Water	Cooling	0% None	Heat	4,233
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	9,959
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,916
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	154,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	99%	100%	121,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy, wd. fr.	1994	360	C 100	2,163	Avg.	79%	100%	100%	1,709
Porch(es) open wd. fr.	1990	204	C 120	4,867	Avg.	79%	99%	100%	3,807
Garage, wd. fr.	1990	1070	C 115	22,157	Avg.	79%	99%	100%	17,329
Deck(s) wd. fr.	1996			- - - - S O U N D V A L U E - - - -					100
2,040 SFLA							Outbuilding Total		22,945

Accpt Land	42,440	**Accepted Bldg**	144,150	**Total**	186,590

Map/Lot: 31-66
Account: 647 Card: 1 of 1 Location: 33 SPRUCE ST

Neighborhood 1	Neighborhood 1		
Zoning/Use	VILLAGE	Sale Date	10/14/1999
Topography	Level-slightly sloping-	Sale Price	124,000
Utilities	Well-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	1602	Verified	Public Record
		Validity	

Sale Data

Reference 1	HS form lost- sent new one 5-18. -31-34		
Reference 2	Buck Housing Lot #65		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	100%		44,677
Total Acres 0.69				Land Total		44,677

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 3/4 Story	768 Sqft	Grade C 124	Base	99,796
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,600
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,803
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,448
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	114,647

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	97,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1992			- - - - S O U N D V A L U E - - - -					1,500
Porch(es) open wd. fr.	1992	90	C 124	2,735	Avg+	85%	100%	100%	2,325
Garage, wd. fr.	1992	449	C 124	11,877	Avg+	85%	100%	100%	10,095
1 Story, wd. fr.	1992	286	C 124	16,266	Avg+	85%	100%	100%	13,826
Basement, Unfin.	1992	286	C 124	3,250	Avg+	85%	100%	100%	2,762
1,630 SFLA						Outbuilding Total			30,508

Accpt Land	44,680	**Accepted Bldg**	127,960	**Total**	172,640

Name: KNIGHT, RYAN D
KNIGHT, KELLY R JT
Map/Lot: 31-67
Account: 1924 Card: 1 of 1 Location: 21 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	09/24/2009
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	sp=188k in '18 -31-34C		
Reference 2	Buck Housing Lot #66		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	100%		44,677
Total Acres 0.69					Land Total	44,677

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,456 Sqft	Grade B 100	Base	118,221
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1092 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,623
Heating	100% Hot Water	Cooling	0% None	Heat	3,021
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,735
Attic	None, no access/use			Attic	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	137,600

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	116,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1993	192	C 110	2,114	Avg.	81%	100%	100%	1,712
1S Overhang, wd. fr.	1993	0	B 100	0	Avg+	85%	100%	100%	0
Garage, wd. fr.	1993	576	C 110	12,717	Avg.	81%	100%	100%	10,301
1,456 SFLA						Outbuilding Total			12,013

Accpt Land	44,680	**Accepted Bldg**	128,970	**Total**	173,650

Name: REDMAN, NORMAN SCOTT
REDMAN, STEPHANIE
Map/Lot: 31-68
Account: 2185 Card: 1 of 1 Location: 19 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Reference 1	-31-34D		
Reference 2	Buck Housing Lots #67 & 68		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	100%		45,325
0.68	ACRES-Road Frontage	15,000.00	10,200	90%	Topography	9,180
Total Acres 1.38					Land Total	54,505

Dwelling Description / Replacement Cost New

Ranch	One Story	1,808 Sqft	Grade C 130	Base	132,415
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,667
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	4,867
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,544
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Average	Typical	144,493

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	122,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2000	832	C 110	17,108	Avg.	85%	100%	100%	14,542
Attic, Unfinished	2000	832	C 110	2,343	Avg.	85%	100%	100%	1,992
Porch(es) open wd. fr.	2000	168	C 130	4,514	Avg.	85%	100%	100%	3,837
Patio	2004	220	C 100	1,321	Avg.	87%	100%	100%	1,149
1,808 SFLA						Outbuilding Total			21,520

Accpt Land 54,510 **Accepted Bldg** 144,340 **Total** 198,850

Name: MEGNO, SANDI D
NOYES, BRIAN K jt
Map/Lot: 31-69
Account: 2403 Card: 1 of 1
Location: 9 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	09/18/2008
Sale Price	94,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Liquidation

Reference 1 -31-34F her name first for corr add
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	912 Sqft	Grade C 123	Base	78,870
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	690 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,499
Heating	100% Hot Water	Cooling	0% None	Heat	1,750
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,454
Attic	None, no access/use			Attic	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	91,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	77,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1993	168	C 110	1,849	Avg.	81%	100%	100%	1,498
1S Overhang, wd. fr.	1993	56	C 123	3,045	Avg+	85%	100%	100%	2,588
Shed(s) wd. fr.	2013	320	D 100	2,574	Avg-	86%	95%	100%	2,103
968 SFLA						Outbuilding Total			6,189

Accpt Land 42,440 **Accepted Bldg** 84,030 **Total** 126,470

Map/Lot: 31-70
Account: 752 Card: 1 of 1 Location: 44 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	11/29/2005
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	-31-17A		
Reference 2	Buck Housing Lot #71		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade B 102	Base	103,642
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1132 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,421
Heating	100% Hot Water	Cooling	0% None	Heat	2,607
Rooms	10	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,540
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,520
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Typical	Typical	Above Average	Typical	124,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	107,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2000	88	C 110	970	Avg+	86%	100%	100%	834
Deck(s) wd. fr.	2000	140	C 126	1,765	Avg+	86%	100%	100%	1,518
1,232 SFLA								Outbuilding Total	2,352

Accpt Land	42,440	**Accepted Bldg**	109,620	**Total**	152,060

Name: Abel, Patricia Anne
Abel, James G JT
Map/Lot: 31-71
Account: 1639 Card: 1 of 1
Location: 38 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	11/17/2015
Sale Price	112,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Buck Housing Lot #72 -31-19A		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	100%		44,677
Total Acres 0.69				Land Total		44,677

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	816 Sqft	Grade C 133	Base	77,155
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,693
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,490
Attic	1/2 Finished			Attic	6,913
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	88,251

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	99%	100%	74,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1992	464	C 110	5,109	Avg.	80%	100%	100%	4,087
Shed(s) wd. fr.	1992	64	D 110	567	Avg-	71%	100%	100%	403
Deck(s) wd. fr.	1992	35	C 110	385	Avg.	80%	100%	100%	308
816 SFLA						Outbuilding Total			4,798

Accpt Land	44,680	**Accepted Bldg**	79,060	**Total**	123,740

Map/Lot: 31-72
Account: 2247 Card: 1 of 1 Location: 34 Spruce Street

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	03/16/2018
Sale Price	139,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-31-19B swr 780, Buck Housing Lot #73
Reference 2	Forecl: 12-10-12 5-27-14, 6/6/16 comp.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	90%	Multi-Fact	40,210
Total Acres 0.69					Land Total	40,210

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,100 Sqft	Grade C 110	Base	79,949
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,888
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	2018	Typical	Typical	Above Average	Typical	81,837

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	69,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1999	768	C 113	16,448	Avg.	84%	100%	100%	13,816
Deck(s) wd. fr.	1999	32	C 110	354	Avg.	84%	100%	100%	297
Deck(s) wd. fr.	2017	144	C 110	1,586	Avg.	94%	100%	100%	1,491
1S Overhang, wd. fr.	1992	37	C 110	1,799	Avg+	85%	100%	100%	1,529
Attic , Finished	1999	768	C 113	11,055	Avg.	84%	100%	100%	9,286
1 Story, wd. fr.	2001	96	C 110	6,838	Avg+	85%	95%	100%	5,521
1,617 SFLA						Outbuilding Total			31,940

Accpt Land	40,210	**Accepted Bldg**	101,500	**Total**	141,710

Map/Lot: 31-73
Account: 398 Card: 1 of 1 Location: 26 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved
0	1633

Sale Data

Sale Date	06/11/2015
Sale Price	168,020
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Homestead off at sale -31-019
Reference 2	Buck Housing Lot #74
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	100%		44,677
Total Acres 0.69					Land Total	44,677

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	896 Sqft	Grade B 103	Base	121,411
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	25% Heat pump	Heat	4,747
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,847
Attic	None, no access/use			Attic	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	130,005

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	110,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	2001	120	B 103	3,687	Avg.	85%	100%	100%	3,134
Garage, wd. fr.	2001	576	C 110	12,717	Avg.	85%	100%	100%	10,809
Deck(s) wd. fr.	2001	180	C 110	1,981	Avg.	85%	100%	100%	1,684
Attic, Unfinished	2001	576	C 110	1,903	Avg.	85%	100%	100%	1,618
Canopy, wd. fr.	2009	240	C 110	1,586	Avg.	90%	100%	100%	1,427
1,568 SFLA						Outbuilding Total			18,672

Accpt Land 44,680 **Accepted Bldg** 129,180 **Total** 173,860

Name: BELCHER, EDWARD N
BELCHER, JANICE A JT
Map/Lot: 31-74
Account: 188 Card: 1 of 1 Location: 20 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Reference 1	-31-19C		
Reference 2	Buck Housing Lot #75		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	1,056 Sqft	Grade C 125	Base	88,347
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	372 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,244
Heating	100% Hot Water	Cooling	0% None	Heat	2,059
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,850
Attic	None, no access/use			Attic	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	100,500

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	84,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1989	38	C 125	2,101	Avg+	84%	100%	100%	1,765
Deck(s) wd. fr.	1989	120	C 125	1,503	Avg+	84%	100%	100%	1,263
1,094 SFLA							Outbuilding Total		3,028

Accpt Land	42,440	**Accepted Bldg**	87,450	**Total**	129,890

Name: PREBLE, MITCHELL
PREBLE, RUTH

Map/Lot: 31-75
Account: 2150 Card: 1 of 1 Location: 10 SPRUCE ST

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Reference 1	-31-19D		
Reference 2	Buck Housing Lot #76		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	45,000.00	45,000	95%	Unimproved	42,750
0.45	ACRES-Road Frontage	15,000.00	6,750	85%	Topography	5,738
Total Acres 1.15					Land Total	48,488

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	1,026 Sqft	Grade C 125	Base	86,640
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	950 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,386
Heating	100% Hot Water	Cooling	0% None	Heat	2,001
Rooms	8	Extras	Add'l Heat 1	.....	658
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,510
Attic	None, no access/use			Attic	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	102,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	85,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1990	32	C 125	1,768	Avg+	84%	100%	100%	1,485
Deck(s) wd. fr.	1990	100	C 110	1,102	Avg.	79%	100%	100%	871
Garage, wd. fr.	2001	624	C 120	14,771	Avg+	89%	100%	100%	13,146
Shed(s) wd. fr.	2009	80	D 110	710	Avg.	90%	100%	100%	639
1,058 SFLA						Outbuilding Total			16,141

Accpt Land	48,490	**Accepted Bldg**	101,990	**Total**	150,480

Map/Lot: 31-76
Account: 1780 Card: 1 of 1 Location: 45 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1721
Reference 1	ST died 11/11/2015 -31-18A
Reference 2	Buck Housing Lot #79
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	100%		44,677
Total Acres 0.69					Land Total	44,677

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	1,100 Sqft	Grade C 117	Base	85,037
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	216 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,134
Heating	100% Hot Water	Cooling	0% None	Heat	2,008
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Small storage area			Attic	1,430
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	90,609

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	77,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1992	37	C 117	1,914	Avg.	80%	100%	100%	1,531
Deck(s) wd. fr.	1992	96	C 100	962	Avg.	80%	100%	100%	770
Shed(s) wd. fr.	2010	128	D 95	980	Avg.	91%	100%	100%	892
Garage, wd. fr.	2002	616	C 100	12,184	Avg.	86%	90%	100%	9,430
Attic, Unfinished	2002	616	C 100	1,794	Avg.	86%	90%	100%	1,389
Deck(s) wd. fr.	2006	336	C 110	3,700	Avg.	88%	100%	100%	3,256
Canopy, wd. fr.	2011	80	D 100	322	Avg.	91%	100%	100%	293
1,137 SFLA							Outbuilding Total		17,561

Accpt Land 44,680 **Accepted Bldg** 94,580 **Total** 139,260

Name: SMITH, CRAIG E
SMITH, LORRIE
Map/Lot: 31-77
Account: 2424 Card: 1 of 1 Location: 37 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	12/21/1993
Sale Price	68,800
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	-31-18B		
Reference 2	Buck Housing Lot #80		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description **Replacement Cost New**

Raised Ranch	One Story	1,100 Sqft	Grade C 123	Base	89,398
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,111
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	91,509

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	77,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1993	16	C 123	871	Avg+	85%	100%	100%	740
Deck(s) wd. fr.	1993	216	C 100	2,163	Avg+	85%	100%	100%	1,839
Shed(s) wd. fr.	1993	192	D 100	1,544	Avg+	85%	60%	100%	787
1S Overhang, wd. fr.	1993	22	C 123	1,196	Avg+	85%	100%	100%	1,017
Entry Enclosure(s)	1993	30	C 100	910	Avg.	81%	100%	100%	737
1,138 SFLA						Outbuilding Total			5,120

Accpt Land	42,440	**Accepted Bldg**	82,900	**Total**	125,340

Name: MCALLIAN, DANIEL E
MCALLIAN, MARJORIE A
Map/Lot: 31-78
Account: 1793 Card: 1 of 1 Location: 33 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1675
Reference 1	-31-018
Reference 2	Buck Housing Lot #81
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	45,000.00	44,677	95%	Unimproved	42,444
Total Acres 0.69					Land Total	42,444

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	1,100 Sqft	Grade C 122	Base	88,671
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,094
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	90,765

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	77,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1993	38	C 122	2,049	Avg+	85%	100%	100%	1,742
Deck(s) wd. fr.	1993	96	C 122	1,173	Avg+	85%	100%	100%	997
1,138 SFLA							Outbuilding Total		2,739

Accpt Land	42,440	**Accepted Bldg**	79,890	**Total**	122,330

Name: GEORGE, FRANK B
GEORGE, DOROTHY
Map/Lot: 31-79
Account: 2912 Card: 1 of 1 Location: 25 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved

Reference 1	-31-018C		
Reference 2	Buck Housing Lots #82 & 83		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	95%	Unimproved	43,059
0.68	ACRES-Road Frontage	15,000.00	10,200	100%		10,200
Total Acres 1.38					Land Total	53,259

Dwelling Description / Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 120	Base	92,527
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,336
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	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	98,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	86,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1999	312	C 100	3,123	Avg+	88%	100%	100%	2,748
Garage, wd. fr.	2011	728	C 110	15,324	Avg.	91%	100%	100%	13,945
Attic, Unfinished	2011	504	C 100	1,617	Avg.	91%	100%	100%	1,471
Gazebo	2013			- - - - S O U N D V A L U E - - - -					800
1,248 SFLA							Outbuilding Total		18,964

Accpt Land	53,260	**Accepted Bldg**	105,410	**Total**	158,670

Name: GRAY, LAURENCE D
GRAY, CAROL A JT
Map/Lot: 31-80
Account: 2914 Card: 1 of 1 Location: 66 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Well-Public Sewer-
Street	Paved

Sale Data

Sale Date	07/16/2008
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	-31-063		
Reference 2	Buck Housing Lot #		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	ACRES-Dev. Lot (Fract.)	45,000.00	44,352	95%	Unimproved	42,135
Total Acres 0.68					Land Total	42,135

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	1,064 Sqft	Grade C 130	Base	129,117
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,776
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,867
Attic	None, no access/use			Attic	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	Above Average	Typical	137,760

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	121,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	2004	144	C 130	6,812	Avg+	88%	100%	100%	5,995
Porch(es) open wd. fr.	2004	48	C 130	1,976	Avg+	88%	100%	100%	1,739
Shed(s) wd. fr.	2000			- - - - S O U N D	V A L U E - - - -				400
Deck(s) wd. fr.	2008	288	C 110	3,172	Avg.	89%	100%	100%	2,823
Garage, wd. fr.	2010	672	C 110	14,362	Avg.	91%	100%	100%	13,069
Attic, Unfinished	2010	672	C 100	1,880	Avg.	91%	100%	100%	1,711
1,862 SFLA						Outbuilding Total			25,737

Accpt Land	42,140	**Accepted Bldg**	146,970	**Total**	189,110

Name: SPRAGUE, RICHARD A
SPRAGUE, SUSAN C
Map/Lot: 31-81
Account: 2476 Card: 1 of 1 Location: 60 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1777
Reference 1	-31-14A
Reference 2	Buck Housing Lot #84
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	ACRES-Dev. Lot (Fract.)	45,000.00	41,662	100%	Unimproved	41,662
Total Acres 0.60					Land Total	41,662

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,100 Sqft	Grade C 120	Base	87,217
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	550 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,249
Heating	100% Hot Water	Cooling	0% None	Heat	2,059
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	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	Above Average	Typical	97,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	84,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1994	38	C 120	2,015	Avg+	86%	100%	100%	1,733
Deck(s) wd. fr.	2004	150	C 110	1,651	Avg.	87%	100%	100%	1,436
Garage, wd. fr.	2004	384	C 100	8,564	Avg.	87%	100%	100%	7,451
1,138 SFLA						Outbuilding Total			10,620

Accpt Land 41,660 **Accepted Bldg** 94,700 **Total** 136,360

Name: Eberhardt, Christian
Eberhardt, Meghann JT
Map/Lot: 31-83
Account: 2430 Card: 1 of 1
Location: 44 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Well-
Street	Paved
0	1751
Reference 1	-31-14 f5 HS off at sale
Reference 2	Buck Housing Lots #86 & 87
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Sale Data

Sale Date	05/17/2017
Sale Price	259,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Developed Lot	64,750.00	45,325	100%		45,325
0.51	ACRES-Road Frontage	15,000.00	7,650	90%	Prog/Restr	6,885
Total Acres 1.21					Land Total	52,210

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	1,040 Sqft	Grade B 110	Base	136,117
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,560
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,586
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	7,608
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	156,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	133,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1993	608	C 123	14,833	Avg.	90%	100%	100%	13,350
Deck(s) wd. fr.	2003	182	C 110	2,005	Avg.	87%	100%	100%	1,744
Shed(s) wd. fr.	1993	120	C 100	1,440	Avg.	50%	100%	100%	720
Attic, Unfinished	1993	100	C 100	988	Avg.	81%	100%	100%	800
1.5 Story, wd. fr.	2003	336	B 110	31,686	Avg.	87%	100%	100%	27,567
Slab/Crawl Sp.	2003	336	B 110	2,493	Avg.	87%	100%	100%	2,169
Attic , Finished	2011	600	B 100	10,166	Avg.	91%	100%	100%	9,251
Shed(s) wd. fr.	2012	112	D 120	1,082	Avg.	92%	100%	100%	995
2,364 SFLA						Outbuilding Total			56,596

Accpt Land	52,210	**Accepted Bldg**	189,940	**Total**	242,150

Name: ROTELLA, RICHARD T
ROTELLA, JENNIFER TC
Map/Lot: 31-84
Account: 273 Card: 1 of 1 Location: 32 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1715

Sale Data

Sale Date	05/01/2003
Sale Price	129,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	-31-14D
Reference 2	Buck Housing Lot #88
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	ACRES-Dev. Lot (Fract.)	45,000.00	48,107	95%	Unimproved	45,702
Total Acres 0.80					Land Total	45,702

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,100 Sqft	Grade C 120	Base	87,217
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	825 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,151
Heating	100% Hot Water	Cooling	0% None	Heat	2,059
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	97,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	99%	100%	81,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1993	37	C 120	1,963	Avg+	85%	99%	100%	1,652
Deck(s) wd. fr.	1993	280	C 100	2,803	Avg+	85%	100%	100%	2,383
Porch(es) encl. wd. fr.	1993	96	C 110	4,633	Avg+	85%	90%	100%	3,544
2S Garage, wd. fr.	2004	780	C 110	19,458	Avg+	90%	100%	100%	17,512
Shed(s) wd. fr.	1993			- - - - S O U N D	V A L U E - - - -				400
1,137 SFLA						Outbuilding Total			25,491

Accpt Land 45,700 **Accepted Bldg** 107,480 **Total** 153,180

Map/Lot: 31-85
Account: 1090 Card: 1 of 1 Location: 24 Woodland Heights

Neighborhood 1	Neighborhood 1
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Well-Public Sewer-
Street	Paved
0	1681

Sale Data

Sale Date	03/18/2019
Sale Price	209,990
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	225'-235' on rd. HS off at sale.
Reference 2	Buck Housing Lot #89 -31-14E
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	ACRES-Dev. Lot (Fract.)	45,000.00	47,196	95%	View/Envir	44,837
Total Acres 0.77					Land Total	44,837

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,728 Sqft	Grade C 135	Base	132,734
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,639
Rooms	6	Extras	Generator1	.....	958
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,054
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,518
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Typical	Typical	Above Average	Typical	145,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	128,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2000	896	C 110	18,208	Avg+	88%	95%	100%	15,222
Attic, Unfinished	2000	896	C 120	2,675	Avg+	88%	100%	100%	2,354
Shed(s) wd. fr.	2012	80	D 110	710	Avg.	92%	100%	100%	653
1,728 SFLA						Outbuilding Total			18,229

Accpt Land	44,840	**Accepted Bldg**	146,620	**Total**	191,460

Map/Lot: 32-001
Account: 1463 Card: 1 of 1 Location: 12 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2404
Reference 1	
Reference 2	War Memorial
Bldg Codes	90
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Sale Data

Sale Date	04/27/2007
Sale Price	299,990
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 130	$/FF -REGULAR LOT	650.00	81,523	75%	Access/Loc	61,142
8,374	SF -REAR LAND	4.50	37,683	100%		37,683
15,000	SF -Rear Land	2.25	33,750	85%	Prog/Restr	28,688
Total Acres 0.86				Land Total		127,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Spec. Purp.	2008			- - - - S O U N D V A L U E - - - -					2,400,000
							Outbuilding Total		2,400,000

Accpt Land	127,510	**Accepted Bldg**	2,400,000	**Total**	2,527,510

Map/Lot: 32-004
Account: 759 Card: 1 of 1 Location: 18 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2387		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	08/08/1986
Sale Price	15,000
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 100	$/FF -REGULAR LOT	650.00	32,500	100%		32,500
0.14	Acres-Water Frontage	17,000.00	2,380	95%	Prog/Restr	2,261
Total Acres 0.25				Land Total		34,761

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 3/4 Story	1,008 Sqft	Grade C 116	Base	111,078
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-2,584
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,257
Attic	None, no access/use			Attic	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	111,751

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	93,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1991	240	C 110	6,950	Avg.	80%	95%	100%	5,282
Basement, Unfin.	1999	336	C 100	2,982	Avg.	84%	100%	100%	2,505
1 Story, wd. fr.	1999	336	C 110	16,427	Avg.	84%	95%	100%	13,109
Cathedral Clg. Area	1999	336	C 110	2,787	Avg.	84%	95%	100%	2,224
Deck(s) wd. fr.	2002	336	C 105	3,531	Avg.	86%	100%	100%	3,037
Hot Tub	2002	1	C 100	3,900	Avg.	86%	50%	100%	1,677
Deck(s) wd. fr.	2004	234	C 105	2,460	Avg.	87%	100%	100%	2,140
2,100 SFLA						Outbuilding Total			29,974

Accpt Land 34,760 **Accepted Bldg** 123,850 **Total** 158,610

Map/Lot: 32-005
Account: 2711 Card: 1 of 1 Location: 20 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2379
Reference 1	Historic f5
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 17

Sale Data

Sale Date	12/06/2016
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 122	$/FF -REGULAR LOT	650.00	57,436	103%	Improvemen	59,159
0.08	Acres-Water Frontage	17,000.00	1,360	95%	Prog/Restr	1,292
Total Acres 0.30					Land Total	60,451

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	618 Sqft	Grade C 127	Base	96,342
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-1,735
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-510
Fin. Basement Area	120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,304
Heating	100% Hot Water	Cooling	100% None	Heat	2,449
Rooms	8	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,377
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,604
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2000	Modern	Typical	Excellent	Typical	106,831

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	102%	100%	92,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1994	216	C 123	13,008	Avg.	82%	100%	100%	10,667
Basement, Finished	1994	216	C 100	4,813	Avg.	82%	100%	100%	3,947
1 Story, wd. fr.	1994	48	C 123	5,502	Avg.	82%	100%	100%	4,512
Basement, Unfin.	1994	48	C 123	1,100	Avg.	82%	100%	100%	902
2 Story, wd. fr.	2000	20	C 127	7,680	Exc.	85%	102%	100%	6,659
Porch(es) open wd. fr.	1994	158	C 123	4,069	Avg.	82%	100%	100%	3,337
Bay Window(s) wd. fr.	1994	36	C 123	1,958	Avg.	82%	100%	100%	1,606
Deck(s) wd. fr.	2000	80	C 100	801	Exc.	85%	100%	100%	681
1 Story, wd. fr.	2004	144	C 123	9,792	Avg.	87%	100%	100%	8,519
1,720 SFLA						Outbuilding Total			40,830

Accpt Land 60,450 **Accepted Bldg** 133,450 **Total** 193,900

Map/Lot: 32-006
Account: 2155 Card: 1 of 1 Location: 22 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2370
Reference 1	78.4' on road per deed
Reference 2	Forecl. complaint 4-2018
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Sale Data

Sale Date	10/12/2018
Sale Price	163,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
078 X 112	$/FF -REGULAR LOT	650.00	53,656	93%	Unimproved	49,900
0.13	Acres-Water Frontage	17,000.00	2,210	95%	Prog/Restr	2,100
Total Acres 0.33					Land Total	52,000

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	972 Sqft	Grade C 120	Base	119,947
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-758
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,942
Rooms	13	Extras	Generator1		
Bedrooms	9	Add Fixtures	1		
Baths	7	Half Baths	0	Plumbing	21,341
Attic	Full finished			Attic	14,860
FirePlaces	1			Fireplace	6,240
Insulation	Capped only			Insulation	-1,759
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1799	2004	Typical	Typical	Above Average	Typical	155,929

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	60%	85%	100%	79,524

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1799	494	C 120	35,976	Avg+	60%	85%	100%	18,348
1 Story, wd. fr.	1799	364	C 120	19,141	Avg+	60%	85%	100%	9,762
Basement, Unfin.	1799	494	C 120	4,956	Avg+	60%	85%	100%	2,528
Basement, Unfin.	1799	364	C 120	3,825	Avg+	60%	85%	100%	1,951
Deck(s) wd. fr.	1993	65	C 117	762	Avg.	81%	100%	100%	617
Deck(s) wd. fr.	1999	478	C 100	4,784	Avg.	84%	100%	100%	4,019
Deck(s) wd. fr.	1993	30	C 117	351	Avg.	81%	100%	100%	284
Porch(es) open wd. fr.	1799	24	C 120	1,357	Avg+	60%	85%	100%	692
3,049 SFLA						Outbuilding Total			38,201

Accpt Land	52,000	**Accepted Bldg**	117,730	**Total**	169,730

Map/Lot: 32-007
Account: 1389 Card: 1 of 1 Location: 26 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2358
Reference 1	10 units- all res. f5
Reference 2	Robert H JT died 11-10-18
Bldg Codes	45
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
180 X 060	$/FF -REGULAR LOT	650.00	90,628	110%	Improvemen	99,691
0.51	Acres-Water Frontage	17,000.00	8,670	100%	Multi-Fact	8,670
Total Acres 0.76					Land Total	108,361

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	2,100 Sqft	Grade C 102	Base	264,999
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	9 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1056 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,477
Heating	100% Hot Water	Cooling	0% None	Heat	6,683
Rooms	31	Extras	Generator1		
Bedrooms	13	Add Fixtures	0		
Baths	9	Half Baths	1	Plumbing	32,460
Attic	1/2 Finished			Attic	13,645
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1990	Typical	Typical	Above Average	Typical	329,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	197,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1990	528	C 116	44,476	Avg+	84%	95%	100%	35,492
Basement, Unfin.	1990	528	C 116	5,075	Avg+	84%	95%	100%	4,050
Deck(s) wd. fr.	1990	432	C 120	5,190	Avg+	84%	100%	100%	4,360
Deck(s) wd. fr.	1990	192	C 120	2,306	Avg+	84%	100%	100%	1,937
2 Story, wd. fr.	2004	306	C 117	28,348	Avg.	87%	95%	100%	23,430
Basement, Unfin.	2004	306	C 117	3,237	Avg.	87%	95%	100%	2,675
Porch Roof	2004	36	C 110	504	Avg.	87%	100%	100%	438
1S Overhang, wd. fr.	1990	24	C 116	1,230	Avg+	84%	100%	100%	1,033
5,892 SFLA						Outbuilding Total			73,415

Accpt Land 108,360 **Accepted Bldg** 270,970 **Total** 379,330

Map/Lot: 32-008
Account: 895 Card: 1 of 1 Location: 34 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2349		
Reference 1	2/22 SWR ADD CH TO FLA		
Reference 2	Matt's add-E. is in Fla and Matt is managing		
Bldg Codes	3		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	05/17/2012
Sale Price	163,265
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 085	$/FF -REGULAR LOT	650.00	47,942	100%		47,942
0.02	Acres-Water Frontage	17,000.00	340	95%	Prog/Restr	323
Total Acres 0.18					Land Total	48,265

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	One & 1/2 Story	936 Sqft	Grade C 130	Base	134,190
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	836 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,738
Heating	100% Hot Water	Cooling	0% None	Heat	2,847
Rooms	12	Extras	Generator1		
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	12,168
Attic	None, no access/use			Attic	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	1991	Typical	Typical	Very Good	Typical	159,943

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	127,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1991	48	C 130	624	V.G.	80%	100%	100%	499
Deck(s) wd. fr.	1991	288	C 130	3,749	V.G.	80%	100%	100%	2,999
Deck(s) wd. fr.	1991	288	C 130	3,749	V.G.	80%	100%	100%	2,999
Deck(s) wd. fr.	1991	288	C 130	3,749	V.G.	80%	100%	100%	2,999
1,404 SFLA						Outbuilding Total			9,496

Accpt Land 48,270 **Accepted Bldg** 137,450 **Total** 185,720

Name: RAMSDELL, JOHN H (NAPA Store)
RAMSDELL, ANN M
Map/Lot: 32-009
Account: 2167 Card: 1 of 1
Location: 38 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-Severely Sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2325
Reference 1	was C/O RAMSDELL AUTO SUPPLY
Reference 2	dba NAPA
Bldg Codes	68
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Sale Data

Sale Date	10/22/1998
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
230 X 050	$/FF -REGULAR LOT	650.00	105,713	75%	Topography	79,284
0.19	Acres-Water Frontage	17,000.00	3,230	90%	Prog/Restr	2,907
Total Acres 0.45					Land Total	82,191

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Retail Building (low	1928	2120	C 110	102,469	Avg+	60%	100%	100%	61,481
Shed(s) wd. fr.	1928	560	C 110	7,400	Avg+	60%	95%	100%	4,218
Bsmnt, Storage	1928	2120	C 100	36,488	Avg+	60%	100%	100%	21,893
Retail Store Building	1990	1440	C 115	120,900	Avg+	83%	100%	100%	100,347
								Outbuilding Total	187,939

Accpt Land 82,190 **Accepted Bldg** 187,940 **Total** 270,130

Name: RAMSDELL, JOHN H
RAMSDELL, ANN M
Map/Lot: 32-010
Account: 2168 Card: 1 of 1 Location: 40-at MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Level-slightly sloping-
Utilities	All Public-Unknown-
Street	Paved
0	2321
Reference 1	
Reference 2	PARKING LOT at NAPA Auto Parts
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
042 X 082	$/FF -REGULAR LOT	650.00	24,721	75%	Topography	18,541
0.13	Acres-Water Frontage	17,000.00	2,210	90%	Prog/Restr	1,989
Total Acres 0.21					Land Total	20,530

Accpt Land 20,530 **Accepted Bldg** 0 **Total** 20,530

Map/Lot: 32-011
Account: 448 Card: 1 of 1 Location: 50 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2301		
Reference 1			
Reference 2			
Bldg Codes	89		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	17

Sale Data

Sale Date	02/12/1990
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 100	$/FF -REGULAR LOT	650.00	71,500	100%		71,500
0.45	Acres-Water Frontage	17,000.00	7,650	200%	Improvemen	15,300
Total Acres 0.70					Land Total	86,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Municipal Bldg(s)	1990			- - - - S O U N D V A L U E - - - -					405,900
Shed(s) wd. fr.	0			- - - - S O U N D V A L U E - - - -					2,000
								Outbuilding Total	407,900

Accpt Land	86,800	**Accepted Bldg**	407,900	**Total**	494,700

Map/Lot: 32-012
Account: 425 Card: 1 of 1 Location: 52 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2295

Sale Data

Sale Date	08/17/2018
Sale Price	58,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	18: Spofford to TOB Deed finally recorded!
Reference 2	Owned by David & Christy Leeman
Bldg Codes	17
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
062 X 043	$/FF -REGULAR LOT	650.00	26,426	100%		26,426
Total Acres 0.06					Land Total	26,426

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	900 Sqft	Grade C 110	Base	74,686
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump(s)	Cooling	50% Heat pump	Heat	2,317
Rooms	3	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,059
Attic	Small storage area			Attic	1,230
FirePlaces	0			Fireplace	0
Insulation	Partial	SFLA	900	Insulation	-515
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2019	None	Old style	Above Average	Inadeq.	75,659

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	60%	77%	100%	34,954

Accpt Land 26,430 **Accepted Bldg** 34,950 **Total** 61,380

Name: VERONA GRANGE No. 206
C/O VIRGINIA DOW
Map/Lot: 32-013
Account: 2644 Card: 1 of 1
Location: 54 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2278		
Reference 1	to VG "Patrons of Husbandry" in deed		
Reference 2	cdbg f5		
Bldg Codes	77		
X Coordinate	0	Y Coordinate	0
Exemption(s)	7 0 0	Land Schedule	17

Sale Data

Sale Date	12/05/1913
Sale Price	0
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 080	$/FF -REGULAR LOT	650.00	37,790	85%	Proq/Restr	32,121
Total Acres 0.12					Land Total	32,121

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	1,350 Sqft	Grade C 100	Base	89,775
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,872
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,350	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	2014	None	Typical	Above Average	Inadeq.	87,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	86%	100%	61,989

Accpt Land 32,120 **Accepted Bldg** 61,990 **Total** 94,110

Name: BLUE HILL MEMORIAL HOSPITAL
dba Blue Hill Rehabilitation Services
Map/Lot: 32-014
Account: 671 Card: 1 of 1
Location: 58 MAIN ST

Neighborhood 17 Neighborhood 17

Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2266

Sale Data

Sale Date	08/15/2007
Sale Price	742,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	-32-014		
Reference 2	TO BHMH SEE SEWER FILE for 2008		
Bldg Codes	18		
X Coordinate	0	Y Coordinate	0
Exemption(s)	7 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 155	$/FF -REGULAR LOT	650.00	48,555	90%	Prog/Restr	43,699
Total Acres 0.21					Land Total	43,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Other	0			- - - - S O U N D V A L U E - - - -					514,800
							Outbuilding Total		514,800

Accpt Land	43,700	**Accepted Bldg**	514,800	**Total**	558,500

Name: WARREN, GREGORY B
WARREN, ANNE E JT
Map/Lot: 32-015
Account: 2087 Card: 1 of 1 Location: 60 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2258
Reference 1	
Reference 2	
Bldg Codes	17
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	01/09/2007
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
030 X 088	$/FF -REGULAR LOT	650.00	18,293	125%	Improvemen	22,866
Total Acres 0.06					Land Total	22,866

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	560 Sqft	Grade B 110	Base	75,148
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	3	Extras	Generator1		
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	-1,369
Attic	None, no access/use			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
1990	1996	Typical	Typical	Very Good	Typical	73,779

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	68,614

Accpt Land 22,870 **Accepted Bldg** 68,610 **Total** 91,480

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	
Utilities	Unknown-Unknown-
Street	0
0	2252
Reference 1	
Reference 2	
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
025 X 088	$/FF -REGULAR LOT	650.00	15,244	100%		15,244
053 X 072	$/FF -REAR LAND	45.00	2,024	125%	Access/Loc	2,530
Total Acres 0.14				Land Total		17,774

Accpt Land 17,770 **Accepted Bldg** 0 **Total** 17,770

Name: BUCKSPORT, TOWN (GOOGINS PK)
(GOOGINS PK)
Map/Lot: 32-017
Account: 429 Card: 1 of 1
Location: 0 Main Street

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Electricity at lot-All Public-		
Street	Paved		
0	2241		
Reference 1	Harry Rufus Googins f5		
Reference 2			
Bldg Codes	89		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	17

Sale Data

Sale Date	07/18/1986
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
048 X 175	$/FF -REGULAR LOT	650.00	41,274	100%		41,274
Total Acres 0.19				Land Total		41,274

Accpt Land	41,270	**Accepted Bldg**	0	**Total**	41,270

Name: BUCKSPORT MOTEL PROPERTIES,INC
ATTN: LAWRENCE GREEN, PRES.
Map/Lot: 32-018
Account: 410 Card: 1 of 1
Location: 64 MAIN ST

Neighborhood 17 Neighborhood 17

Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2229

Reference 1	See 32-019 for more Motel land
Reference 2	See 32-018-on for penthouse apt.
Bldg Codes	39
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 186	$/FF -REGULAR LOT	650.00	70,919	105%	Improvemen	74,464
0.16	Acres-Water Frontage	17,000.00	2,720	95%	Unimproved	2,584
Total Acres 0.50					Land Total	77,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Motel Building, wood	1972	17232	C 100	1,161,298	Avg.	69%	85%	100%	681,102
Elevator (#stops)	1972	4	C 110	57,200	Avg.	69%	85%	100%	33,548
Motel Below Grade	1972	1915	C 110	122,244	Avg.	69%	85%	100%	71,696
Com. Stor. Bsmnt	1972	3829	C 100	104,530	Avg.	69%	85%	100%	61,307
Com Open Porch	1972	128	C 100	2,696	Avg.	69%	85%	100%	1,581
								Outbuilding Total	849,234

Accpt Land 77,050 **Accepted Bldg** 849,230 **Total** 926,280

Name: GREEN, LAWRENCE (PARTY IN POSS)
GREEN, DONNA
Map/Lot: 32-018-on
Account: 411 Card: 1 of 1 Location: 64 Main Street (Penthouse)

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
Reference 1	3/14: homestead off- FLA residency per LG
Reference 2	PENTHOUSE OVER MOTEL
Bldg Codes	11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Dwelling Description / **Replacement Cost New**

Other type bldg.	One Story	1,070 Sqft	Grade B 105	Base	96,691
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-4,934
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump(s)	Cooling	100% None	Heat	1,554
Rooms	5	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,614
Attic	None, no access/use			Attic	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	95,925

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	77,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1982	144	B 105	2,012	Avg+	81%	100%	100%	1,630
1,070 SFLA						Outbuilding Total			1,630

Accpt Land 0 **Accepted Bldg** 79,330 **Total** 79,330

Name: BUCKSPORT MOTEL PROPERTIES,INC
ATTN: LAWRENCE GREEN, PRES.
Map/Lot: 32-019
Account: 412 Card: 1 of 1
Location: 64-at MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	All Public-Electricity at lot-
Street	Paved
0	2223
Reference 1	
Reference 2	PARKING LOT
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
034 X 181	$/FF -REGULAR LOT	650.00	29,733	82%	Size/Shape	24,381
Total Acres 0.14					Land Total	24,381

Accpt Land	24,380	**Accepted Bldg**	0	**Total**	24,380

Map/Lot: 32-020
Account: 1496 Card: 1 of 1 Location: 68 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2212

Sale Data

Sale Date	04/09/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Buyer
Validity	Related Parties

Reference 1	f5 asking 2500 month seasonally.
Reference 2	5apts+office - 1987 subdiv. file on bldg F5
Bldg Codes	45
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
071 X 081	$/FF -REGULAR LOT	650.00	41,535	100%		41,535
Total Acres 0.13					Land Total	41,535

Dwelling Description / **Replacement Cost New**

Apartment Bldg.	Two Story	2,989 Sqft	Grade B 100	Base	492,875
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-1	Roof Cover	Various Roofing	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1680 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,578
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	6	Half Baths	2	Plumbing	29,877
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	1989	Typical	Typical	Good	Typical	544,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	381,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1989	861	B 100	11,463	Avg+	84%	100%	100%	9,629
Bay Window(s) wd. fr.	1989	88	B 100	5,174	Avg+	84%	100%	100%	4,346
Elevator (#stops)	1989	3	C 100	39,000	Avg+	83%	100%	100%	32,370
6,066 SFLA							Outbuilding Total		46,345

Accpt Land 41,540 **Accepted Bldg** 427,380 **Total** 468,920

Map/Lot: 32-021
Account: 2268 Card: 1 of 1 Location: 68-Bk MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	All Public-Unknown-		
Street	Paved		
0	2227		
Reference 1			
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	12/28/1990
Sale Price	0
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 104	$/FF -REGULAR LOT	650.00	33,144	25.5%	Multi-Fact	8,452
Total Acres 0.12				Land Total		8,452

Accpt Land 8,450 **Accepted Bldg** 0 **Total** 8,450

Map/Lot: 32-022
Account: 2269 Card: 1 of 1 Location: 72 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND	Sale Date	04/12/1988
Topography	Gently sloping-rolling-	Sale Price	0
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	2204	Verified	Public Record
		Validity	Related Parties
Reference 1			
Reference 2	store (3600 sf)/apt(720 sq ft)/B+		
Bldg Codes	44		
X Coordinate	0 Y Coordinate 0		
Exemption(s)	Land Schedule 17		

Sale Data

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 074	$/FF -REGULAR LOT	650.00	36,904	100%		36,904
Total Acres 0.11				Land Total		36,904

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	Two Story	1,188 Sqft	Grade C 115	Base	159,547
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Various Roofing	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-888
Fin. Basement Area	720 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,114
Heating	100% Hot Water	Cooling	50% Refrig A/C	Heat	7,815
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	5,382
Attic	Floor & Stairs			Attic	3,088
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,060
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	1975	Typical	Typical	Good	Typical	179,998

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	127,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1932	2416	C 115	104,057	Good	71%	95%	100%	70,186
Porch Roof	1999	106	C 120	1,313	Avg.	84%	100%	100%	1,103
Porch Roof	1999	12	C 100	239	Avg.	84%	100%	100%	201
4,792 SFLA						Outbuilding Total			71,490

Accpt Land 36,900 **Accepted Bldg** 199,290 **Total** 236,190

Map/Lot: 32-023
Account: 408 Card: 1 of 1 Location: 74 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2185

Sale Data

Sale Date	03/13/2017
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Liquidation

Reference 1	Bought by Tom Goodman at auction 2/16/17		
Reference 2			
Bldg Codes	44		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 067	$/FF -REGULAR LOT	650.00	35,115	100%		35,115
Total Acres 0.10				Land Total		35,115

Dwelling Description / **Replacement Cost New**

Mixed Use Building	One & 1/2 Story	3,840 Sqft	Grade C 105	Base	385,181
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-3	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	2640 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	27,039
Heating	100% Hot Water	Cooling	0% None	Heat	9,435
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	3		
Baths	1	Half Baths	3	Plumbing	8,845
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	4%			Unfinished	-5,032

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Average	Typical	425,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	310,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Basement, Unfin.	1978	1120	C 100	8,671	Avg.	73%	100%	100%	6,330
5,530 SFLA						Outbuilding Total			6,330

Accpt Land	35,120	**Accepted Bldg**	316,920	**Total**	352,040

Map/Lot: 32-024
Account: 409 Card: 1 of 1 Location: 74@ MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2185
Reference 1	Cert. of Foreclosure - 7/30/15
Reference 2	Parking lot -- sold 2/16/17 to Tom Goodwin
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Sale Data

Sale Date	03/13/2017
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
035 X 083	$/FF -REGULAR LOT	650.00	20,726	80%	Prog/Restr	16,581
Total Acres 0.07					Land Total	16,581

Accpt Land 16,580 **Accepted Bldg** 0 **Total** 16,580

Name: FOSTER, KENNETH N (TRUSTEE)
C/O FOSTER AND COMPANY, LLP
Map/Lot: 32-025
Account: 1039 Card: 1 of 1 Location: 78 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2158
Reference 1	
Reference 2	
Bldg Codes	17
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 X 060	$/FF -REGULAR LOT	650.00	56,391	100%		56,391
025 X 135	$/FF -REGULAR LOT	650.00	18,881	58%	Size/Shape	10,951
Total Acres 0.23					Land Total	67,342

Dwelling Description / Replacement Cost New

Conventional	Two Story	943 Sqft	Grade C 110	Base	118,558
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-2	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-674
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	3,236
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	0
Attic	None, no access/use			Attic	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	121,120

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	84,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1992	96	C 110	1,058	Avg.	80%	100%	100%	846
Porch(es) encl. wd. fr.	1999	15	C 100	2,478	Avg.	84%	70%	100%	1,457
1,886 SFLA						Outbuilding Total			2,303

Accpt Land 67,340 **Accepted Bldg** 87,090 **Total** 154,430

Map/Lot: 32-026
Account: 345 Card: 1 of 1 Location: 82 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2153

Sale Data

Sale Date	01/07/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	applied for HS- denied.
Reference 2	P/R per bk 5753. pg 271 on 1-19-12
Bldg Codes	45
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
041 X 044	$/FF -REGULAR LOT	650.00	17,678	100%		17,678
Total Acres 0.04					Land Total	17,678

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	981 Sqft	Grade C 103	Base	123,267
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-788
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-657
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	100% None	Heat	0
Rooms	10	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,784
Attic	Floor & Stairs			Attic	2,433
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1989	Typical	Typical	Above Average	Typical	130,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	77,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	126	C 100	7,306	Avg.	50%	95%	100%	3,470
1 Story, wd. fr.	1900	144	C 100	7,961	Avg.	50%	95%	100%	3,781
Porch(es) open wd. fr.	2007	203	C 100	4,040	Avg.	89%	100%	100%	3,596
2,232 SFLA						Outbuilding Total			10,847

Accpt Land	17,680	**Accepted Bldg**	88,090	**Total**	105,770

Map/Lot: 32-027
Account: 1482 Card: 1 of 1 Location: 84 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2139		
Reference 1			
Reference 2			
Bldg Codes	44		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	17

Sale Data

Sale Date	01/24/1994
Sale Price	29,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
038 X 059	$/FF -REGULAR LOT	650.00	18,972	100%		18,972
Total Acres 0.05				Land Total		18,972

Dwelling Description / **Replacement Cost New**

Retail w/ Apartment(s)	Two Story	2,082 Sqft	Grade C 90	Base	220,670
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-2	Roof Cover	Built-up/rubber	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-1,462
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	5,846
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	8,424
Attic	None, no access/use			Attic	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	2018	Typical	Typical	Above Average	Typical	232,260

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	None	60%	90%	100%	125,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2007	84	C 100	840	Avg.	89%	100%	100%	748
Deck(s) wd. fr.	2011	69	C 110	759	Avg.	91%	100%	100%	691
4,164 SFLA						Outbuilding Total			1,439

Accpt Land 18,970 **Accepted Bldg** 126,860 **Total** 145,830

Map/Lot: 32-028
Account: 2501 Card: 1 of 1 Location: 86 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2126
Reference 1	To Town - now 16' ROW thru 32-029
Reference 2	
Bldg Codes	19
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	12/01/2015
Sale Price	320,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 078	$/FF -REGULAR LOT	650.00	34,444	100%		34,444
Total Acres 0.11				Land Total		34,444

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	Two Story	2,071 Sqft	Grade B 120	Base	306,813
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Built-up/rubber	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	2071 Sqft, Grade B	Basement Gar	None	Fin Bsmt	27,214
Heating	100% Hot Water	Cooling	100% Heat pump	Heat	27,500
Rooms	9	Extras	Generator1		
Bedrooms	0	Add Fixtures	3		
Baths	3	Half Baths	3	Plumbing	20,914
Attic	Small storage area			Attic	2,756
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2017	Modern	Modern	Very Good	Typical	385,197

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	Location	80%	103%	90%	285,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	2016	1446	B 118	151,757	Avg.	94%	90%	90%	115,548
Patio	2016	365	B 120	3,500	Avg.	94%	100%	90%	2,961
Cupola	2016	189	A 100	16,414	Avg.	94%	100%	90%	13,886
Elevator (#stops)	2016	2	B 100	34,580	Avg.	94%	100%	90%	29,255
7,034 SFLA						Outbuilding Total			161,650

Accpt Land 34,440 **Accepted Bldg** 447,310 **Total** 481,750

Map/Lot: 32-029
Account: 2502 Card: 1 of 1 Location: 0 MAIN ST roadway to marina

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	All Public-Electricity at lot-
Street	Paved
0	2126
Reference 1	access road
Reference 2	May officially become public street.
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Sale Data

Sale Date	07/20/2016
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
018 X 072	$/FF -REGULAR LOT	650.00	9,928	100%	Prog/Restr	9,928
Total Acres 0.03					Land Total	9,928

Accpt Land 9,930 **Accepted Bldg** 0 **Total** 9,930

Map/Lot: 32-030
Account: 2133 Card: 1 of 1 Location: 88 Main St, Penobscot R.

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Level-slightly sloping-
Utilities	Electricity at lot-All Public-
Street	Paved
0	1994
Reference 1	
Reference 2	*3/14: sale of buildings and BPP to town
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Sale Data

Sale Date	03/31/2014
Sale Price	75,000
Sale Type	Buildings only
Financing	Cash Sale
Verified	Buyer
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
164 X 112	$/FF -REGULAR LOT	650.00	112,815	100%		112,815
Total Acres 0.42				Land Total		112,815

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	480 Sqft	Grade C 117	Base	69,181
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,709
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,424
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,380
Attic	None, no access/use			Attic	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	59,668

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	84%	80%	100%	40,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1999	128	C 110	1,690	Avg.	84%	100%	100%	1,420
Wharf (riprap)	1997	1000	C 100	260,000	Avg.	83%	100%	100%	215,800
Floats	1997			- - - - S O U N D V A L U E - - - -					32,120
Floats	2004			- - - - S O U N D V A L U E - - - -					52,000
720 SFLA								Outbuilding Total	301,340

Accpt Land 112,820 **Accepted Bldg** 341,440 **Total** 454,260

Map/Lot: 32-031
Account: 491 Card: 1 of 1 Location: 90 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2107
Reference 1	
Reference 2	
Bldg Codes	31
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
099 X 076	$/FF -REGULAR LOT	650.00	56,099	100%		56,099
Total Acres 0.17				Land Total		56,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bank Building	1963	1344	B 111	295,649	V.G.	86%	100%	100%	254,258
Canopy, commercial	1963	48	B 111	2,179	V.G.	86%	100%	100%	1,874
						Outbuilding Total			256,132

Accpt Land 56,100 **Accepted Bldg** 256,130 **Total** 312,230

Name: BUCKSPORT, TOWN (HIST. SOC.)
HISTORICAL SOCIETY f5 Map/Lot: 32-032
Account: 420 Card: 1 of 1 Location: 92 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	420		

Sale Data

Sale Date	12/05/1983
Sale Price	1
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Exempt Property

Reference 1	Buck. HIST. SOC. is a non-profit org.		
Reference 2	Old train station bldg date unknown = guess		
Bldg Codes	89		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 X 088	$/FF -REGULAR LOT	650.00	85,366	100%		85,366
Total Acres 0.28				Land Total		85,366

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	1,608 Sqft	Grade C 100	Base	102,319
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	N/A no basement			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-10,619
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall	Cooling	0% None	Heat	-4,076
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,872
Attic	Floor & Stairs			Attic	3,340
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	None	Typical	Above Average	Comm	87,420

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	90%	100%	47,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Bath House	1995	272	C 100	20,119	Avg+	86%	100%	100%	17,302
Porch Roof	1995	68	B 100	996	Avg+	86%	100%	100%	857
1,608 SFLA							Outbuilding Total		18,159

Accpt Land	85,370	**Accepted Bldg**	65,370	**Total**	150,740

Name: BUCKSPORT, TOWN (P IN P)
VARNUM, HEIRS OF FRANCES

Map/Lot: 32-033

Account: 2634 Card: 1 of 1

Location: 0 Main St. off @Penobscot R

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Level-slightly sloping-
Utilities	
Street	Right-of-way
0	2098
Reference 1	"Flag Point" -32-023A
Reference 2	LEASED TO TOWN
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
085 X 020	$/FF -REGULAR LOT	650.00	24,709	50%	Multi-Fact	12,354
Total Acres 0.04					Land Total	12,354

Accpt Land 12,350 **Accepted Bldg** 0 **Total** 12,350

Name: BUCKSPORT, TOWN (TOWN DOCK)
(NEW WHARF) Map/Lot: 32-034
Account: 433 Card: 1 of 1 Location: 94 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1994
Reference 1	PUBLIC RESTROOMS nearby
Reference 2	650' along shore.
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Sale Data

Sale Date	07/14/1970
Sale Price	100
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
470 X 030	$/FF -REGULAR LOT	650.00	167,329	70%	Size/Shape	117,130
Total Acres 0.32					Land Total	117,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gazebo	0			- - - - S O U N D	V A L U E - - - -				5,000
Dock/Pier	2018	510	B 100	88,179	Avg.	95%	100%	100%	83,770
Floats	2000	2800	C 100	291,200	Avg.	85%	100%	100%	247,520
Floats	2007	1000	D 100	69,680	Avg.	89%	100%	100%	62,015
Floats	2014	600	C 100	62,400	Avg.	93%	100%	100%	58,032
Wharf (riprap)	1990	600	C 100	156,000	Avg.	79%	100%	100%	123,240
Gangway lf	2000	30	C 100	20,280	Avg.	85%	100%	100%	17,238
Asph. Paving /00	2018	540	C 100	130,374	Avg.	95%	100%	100%	123,855
						Outbuilding Total			720,670

Accpt Land 117,130 **Accepted Bldg** 720,670 **Total** 837,800

Name: LEADBETTER, SCOTT R TRUSTEE
LEADBETTER REALTY TRUST
Map/Lot: 32-035
Account: 2069 Card: 1 of 1
Location: 96 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2074

Sale Data

Sale Date	02/13/2009
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	sold to Warren 4-19-19 for 425k
Reference 2	LEADBRO LLC : TIF goes until 2025
Bldg Codes	20
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
028 X 083	$/FF -REGULAR LOT	650.00	16,581	200%		33,162
Total Acres 0.05					Land Total	33,162

Dwelling Description / **Replacement Cost New**

Retail w/ Apartment(s)	Two Story	1,584 Sqft	Grade A 112	Base	346,720
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	9,244
Rooms	11	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	15,756
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	8,936
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Typical	Typical	Average	Typical	380,656

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	346,397

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2010	548	B 110	8,026	Avg.	91%	100%	100%	7,304
Porch(es) open wd. fr.	2010	30	B 110	1,799	Avg.	91%	100%	100%	1,637
Porch Roof	2014	428	D 100	2,696	Avg.	93%	100%	100%	2,507
3,168 SFLA						Outbuilding Total			11,448

Accpt Land 33,160 **Accepted Bldg** 357,850 **Total** 391,010

Map/Lot: 32-036
Account: 1738 Card: 1 of 1 Location: 98 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2066		
Reference 1			
Reference 2			
Bldg Codes	15		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	09/06/1988
Sale Price	100,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
054 X 105	$/FF -REGULAR LOT	650.00	35,967	100%		35,967
028 X 019	$/FF -REGULAR LOT	650.00	7,933	50%	Size/Shape	3,967
Total Acres 0.14				Land Total		39,934

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	1,925 Sqft	Grade C 100	Base	129,505
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-2	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-1,501
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,251
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,253
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-1,001
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2019	None	Typical	Above Average	Typical	122,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	90%	100%	66,149

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
2 Story, wd. fr.	1930	1435	C 100	96,000	Avg+	60%	90%	100%	51,840
Deck(s) wd. fr.	1999	128	C 110	1,409	Avg.	84%	100%	100%	1,184
Porch(es) open wd. fr.	1999	330	C 110	6,713	Avg.	84%	100%	100%	5,639
4,795 SFLA						Outbuilding Total			58,663

Accpt Land 39,930 **Accepted Bldg** 124,810 **Total** 164,740

Map/Lot: 32-038
Account: 2480 Card: 1 of 1 Location: 104 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2026		
Reference 1	Parcel bought in 2 pcs, sold as 1 in 2018.		
Reference 2	Acreage adjusted to deed descript.		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	04/06/2018
Sale Price	100,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 099	$/FF -REGULAR LOT	650.00	103,479	97%	Topography	100,374
Total Acres 0.36					Land Total	100,374

Accpt Land	100,370	**Accepted Bldg**	0	**Total**	100,370

Map/Lot: 32-039
Account: 1631 Card: 1 of 1 Location: 108 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1974		
Reference 1	Robert H JT died 11-10-18		
Reference 2			
Bldg Codes	4		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	03/19/2001
Sale Price	117,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
035 X 080	$/FF -REGULAR LOT	650.00	20,348	100%		20,348
Total Acres 0.06				Land Total		20,348

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,430 Sqft	Grade C 100	Base	174,404
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-3,160
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-929
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,980
Heating	100% Hot Water	Cooling	0% None	Heat	4,462
Rooms	14	Extras	Generator1		
Bedrooms	6	Add Fixtures	2		
Baths	4	Half Baths	0	Plumbing	13,104
Attic	Floor & Stairs			Attic	3,063
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1995	Old style	Old style	Above Average	Typical	195,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	97%	100%	114,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	275	C 100	12,719	Avg+	60%	97%	100%	7,402
Garage, wd. fr.	1880	352	C 100	8,065	Avg.	50%	75%	100%	3,024
Porch(es) encl. wd. fr.	1880	77	C 100	3,806	Avg+	60%	100%	100%	2,284
2S Porch, Open wd. fr.	1880	161	C 100	5,039	Avg+	60%	75%	100%	2,267
3,135 SFLA						Outbuilding Total			14,977

Accpt Land	20,350	**Accepted Bldg**	129,010	**Total**	149,360

Name: LORENZ, PATRICK EDWARD
DONAGHY, JENNIFER MARIE
Map/Lot: 32-040
Account: 926 Card: 1 of 1 Location: 113 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1936
Reference 1	
Reference 2	1/18 new mail addr per usps.
Bldg Codes	45
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Sale Data

Sale Date	05/23/2003
Sale Price	100,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
055 X 065	$/FF -REGULAR LOT	650.00	28,823	95%	Unimproved	27,381
0.08	ACRES-Secondary ac.	6,500.00	520	50%	Unimproved	260
Total Acres 0.16					Land Total	27,641

Dwelling Description / **Replacement Cost New**

Gambrel/Mansard	Thre Story	1,116 Sqft	Grade C 80	Base	150,616
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-4,526
Rooms	15	Extras	Generator1		
Bedrooms	6	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	11,232
Attic	None, no access/use			Attic	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	156,742

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	60%	95%	100%	89,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window(s) wd. fr.	1880	42	C 80	1,485	Avg+	60%	95%	100%	846
1 Story, wd. fr.	1880	660	C 80	21,362	Avg+	60%	95%	100%	12,176
1 Story, wd. fr.	1880	330	C 80	11,773	Avg+	60%	95%	100%	6,711
Shed(s) wd. fr.	1880	330	C 80	3,172	Avg+	60%	95%	100%	1,808
Porch(es) open wd. fr.	2012	72	D 120	1,537	Avg.	92%	100%	100%	1,414
Porch(es) open wd. fr.	1880	56	C 80	1,321	Avg+	60%	95%	100%	753
4,380 SFLA							Outbuilding Total		23,708

Accpt Land	27,640	**Accepted Bldg**	113,050	**Total**	140,690

Name: LORENZ, PATRICK EDWARD
DONAGHY, JENNIFER MARIE
Map/Lot: 32-041
Account: 1890 Card: 1 of 1
Location: 109 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1964
Reference 1	
Reference 2	West half of 2-family home
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	03/19/2004
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 072	$/FF -REGULAR LOT	650.00	27,577	90%	Access/Loc	24,819
Total Acres 0.08					Land Total	24,819

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	476 Sqft	Grade D 120	Base	53,220
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-299
Foundation	Brick/Stone Walls	Basement	No Bm CrawlSp	Basement	-1,831
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	100% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	753
Attic	Floor & Stairs			Attic	1,266
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-577
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	52,532

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	None	60%	80%	100%	25,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1880	40	D 120	3,364	Avg+	60%	80%	100%	1,614
2 Story, wd. fr.	1880	336	D 120	21,013	Avg+	60%	80%	100%	10,086
Attic, Unfinished	1880	336	D 120	1,092	Avg+	60%	80%	100%	524
Basement, Unfin.	1880	336	D 120	2,397	Avg+	60%	80%	100%	1,150
Shed(s) wd. fr.	1880	204	D 120	1,968	Avg+	60%	80%	100%	945
1 Story, wd. fr.	1880	204	D 120	8,154	Avg+	60%	80%	100%	3,914
Bay Window(s) wd. fr.	1880	20	D 120	712	Avg+	60%	80%	100%	342
1,888 SFLA						Outbuilding Total			18,575

Accpt Land 24,820 **Accepted Bldg** 43,790 **Total** 68,610

Map/Lot: 32-042
Account: 648 Card: 1 of 1 Location: 109 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1980
Reference 1	SP=70.4k in 2016
Reference 2	East half of 2-family home
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	02/21/1991
Sale Price	40,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
027 X 072	$/FF -REGULAR LOT	650.00	14,892	90%	Access/Loc	13,403
Total Acres 0.04					Land Total	13,403

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	336 Sqft	Grade D 123	Base	46,697
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-180
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,314
Attic	Floor & Stairs			Attic	1,118
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-418
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	49,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	60%	79%	100%	23,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	40	D 123	3,448	Avg+	60%	79%	100%	1,635
Porch(es) open wd. fr.	1880	120	D 123	2,215	Avg+	60%	79%	100%	1,050
2 Story, wd. fr.	1880	680	D 123	39,559	Avg+	60%	79%	100%	18,751
Basement, Unfin.	1880	340	D 123	2,486	Avg+	60%	79%	100%	1,179
Bay Window(s) wd. fr.	1880	40	D 123	1,459	Avg+	60%	79%	100%	691
2,112 SFLA						Outbuilding Total			23,306

Accpt Land 13,400 **Accepted Bldg** 46,780 **Total** 60,180

Name: HUTCHINS, ROLAND III
HUTCHINS, KACEY JT
Map/Lot: 32-043
Account: 2353 Card: 1 of 1 Location: 6 McDonald St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1950
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	13

Sale Data

Sale Date	03/05/2009
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	ACRES-Dev. Lot (Fract.)	42,000.00	23,944	100%		23,944
Total Acres 0.13				Land Total		23,944

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,008 Sqft	Grade C 114	Base	103,856
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,689
Rooms	0	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	8,536
Attic	Floor & Stairs			Attic	2,741
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,300
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Typical	115,775

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	69,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1850	72	C 114	2,179	Avg+	60%	100%	100%	1,307
2S Garage, wd. fr.	1985	264	C 110	8,835	Avg.	76%	100%	100%	6,715
Garage, wd. fr.	1990	352	C 110	8,871	Avg.	79%	95%	100%	6,658
Deck(s) wd. fr.	1998	213	C 100	2,132	Avg.	84%	100%	100%	1,791
1,512 SFLA							Outbuilding Total		16,471

Accpt Land	23,940	**Accepted Bldg**	85,940	**Total**	109,880

Map/Lot: 32-044
Account: 2849 Card: 1 of 1 Location: 2 NOEL WAY

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1890
Reference 1	
Reference 2	
Bldg Codes	3
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17				Land Total		27,381

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	936 Sqft	Grade D 120	Base	93,289
Exterior	Stucco	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Wood Fram. Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,525
Attic	Small storage area			Attic	914
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	1,872	Insulation	-1,135
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Fair	Typical	100,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	30%	78%	100%	23,539

Accpt Land 27,380 **Accepted Bldg** 23,540 **Total** 50,920

Map/Lot: 32-045
Account: 2852 Card: 1 of 1 Location: 4 NOEL WAY

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Gravel
0	1929
Reference 1	
Reference 2	
Bldg Codes	3
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	80%	Multi-Fact	20,576
Total Acres 0.15					Land Total	20,576

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,008 Sqft	Grade D 129	Base	105,327
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Wood Fram. Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,090
Attic	3/4 Finished			Attic	8,336
FirePlaces	2			Fireplace	6,742
Insulation	Full	SFLA	2,016	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	128,495

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	77,097

Accpt Land 20,580 **Accepted Bldg** 77,100 **Total** 97,680

Name: SIKKEL, ROBERT M
SIKKEL, DIANA C JT
Map/Lot: 32-046
Account: 136 Card: 1 of 1 Location: 3 NOEL WAY

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Gravel		
0	1922		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Sale Data

Sale Date	12/08/2004
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Dev. Lot (Fract.)	42,000.00	30,432	95%	Unimproved	28,910
Total Acres 0.21					Land Total	28,910

Dwelling Description

Colonial/Traditional	One & 1/2 Story	1,272 Sqft	Grade C 125	**Replacement Cost New**	
Exterior	Asbestos Shingle	Masonry Trim	None	Base	131,183
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-6,284
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,721
Rooms	10	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,510
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,798
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2004	Typical	Typical	Good	Typical	130,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	90,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2001	160	C 117	1,875	Avg+	89%	100%	100%	1,669
Porch(es) open wd. fr.	1910	30	C 117	1,438	Avg+	60%	100%	100%	863
Bay Window(s) wd. fr.	1910	12	C 117	621	Avg+	60%	100%	100%	373
1,920 SFLA						Outbuilding Total			2,905

Accpt Land 28,910 **Accepted Bldg** 93,230 **Total** 122,140

Name: Windischman, Woodrow
Windischman, Brenda JT
Map/Lot: 32-047
Account: 1003 Card: 1 of 1
Location: 16 McDonald St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1913
Reference 1	(574) 551-4545 at sale
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Sale Data

Sale Date	10/21/2016
Sale Price	83,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Dev. Lot (Fract.)	42,000.00	30,432	100%		30,432
Total Acres 0.21				Land Total		30,432

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,144 Sqft	Grade C 115	Base	114,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-855
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Forced Warm	Cooling	0% None	Heat	-1,334
Rooms	9	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Mostly			Insulation	-513
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	2018	Typical	Typical	Above Average	Typical	114,765

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	66%	94%	100%	71,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1948	95	D 100	1,531	Avg.	56%	100%	100%	857
Porch(es) encl. wd. fr.	1948	156	C 100	5,496	Avg-	40%	100%	100%	2,198
Bay Window(s) wd. fr.	1948	9	C 115	458	Avg+	66%	94%	100%	284
2S Bay Window, wd.	1948	21	C 115	1,643	Avg+	66%	94%	100%	1,019
2S Bay Window, wd.	1948	18	C 115	1,409	Avg+	66%	94%	100%	874
Barn, 1.5s wd. fr.	1948	520	D 110	9,880	Avg.	56%	100%	100%	5,533
1,803 SFLA						Outbuilding Total			10,765

Accpt Land	30,430	**Accepted Bldg**	81,970	**Total**	112,400

Name: SANANGELO, LONNIE
SANANGELO, SANDRA
Map/Lot: 32-048
Account: 2297 Card: 1 of 1 Location: 20 McDonald St

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1915		
Reference 1			
Reference 2	SP=106k in 2018		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Sale Data

Sale Date	12/18/1996
Sale Price	68,900
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	95%	Unimproved	23,605
Total Acres 0.14					Land Total	23,605

Dwelling Description

				Replacement Cost New	
Colonial/Traditional	Two Story	704 Sqft	Grade C 100	Base	81,714
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-458
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,196
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	Floor & Stairs			Attic	1,930
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,062
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Good	Typical	86,192

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	59,731

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1880	480	C 100	29,245	Good	70%	99%	100%	20,266
Porch(es) open wd. fr.	1999	180	C 110	4,033	Avg+	88%	100%	100%	3,549
Porch(es) open wd. fr.	2009	154	C 100	3,245	Good	70%	99%	100%	2,248
Shed(s) wd. fr.	2011	192	C 120	2,766	Avg.	91%	100%	100%	2,517
Patio	2011	180	C 100	1,082	Avg.	91%	100%	100%	985
2,128 SFLA							Outbuilding Total		29,565

Accpt Land	23,610	**Accepted Bldg**	89,300	**Total**	112,910

Name: BELL, JONATHAN A
BELL, JENNIFER R
Map/Lot: 32-049
Account: 1384 Card: 1 of 1 Location: 114 FRANKLIN ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1900
Reference 1	
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Sale Data

Sale Date	05/02/2007
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	100%		22,025
Total Acres 0.11					Land Total	22,025

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	621 Sqft	Grade C 107	Base	79,644
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	No Bm CrawlSp	Basement	-3,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,556
Rooms	12	Extras	Generator1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,008
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-752
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Good	Typical	82,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	57,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1880	400	C 107	26,783	Good	70%	95%	100%	17,811
1 Story, wd. fr.	1968	616	C 107	26,863	Good	70%	95%	100%	17,864
Basement, Unfin.	1880	400	C 107	3,689	Good	70%	95%	100%	2,453
Basement, Unfin.	1968	616	C 107	5,366	Good	70%	95%	100%	3,568
2S Porch, Encl. wd. fr.	1968	45	C 107	4,009	Good	70%	100%	100%	2,806
Deck(s) wd. fr.	1968	66	C 107	707	Good	70%	100%	100%	495
2,148 SFLA							Outbuilding Total		44,997

Accpt Land 22,030 **Accepted Bldg** 102,590 **Total** 124,620

Name: Doyon, Martha E
Doyon, John E JT
Map/Lot: 32-050
Account: 1385 Card: 1 of 1
Location: 116 FRANKLIN ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1890
Reference 1	Odd shaped lot, grav drive
Reference 2	Distress? Asked much more!
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	04/20/2016
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	42,000.00	36,974	80%	Multi-Fact	29,579
Total Acres 0.31					Land Total	29,579

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	588 Sqft	Grade C 105	Base	77,509
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-401
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	478
Heating	100% Hot Water	Cooling	0% None	Heat	1,926
Rooms	9	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,897
Attic	1/2 Finished			Attic	3,933
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	89,342

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	98%	100%	52,533

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1900	238	C 105	20,901	Avg+	60%	95%	100%	11,914
Basement, Unfin.	1900	238	C 105	2,387	Avg+	60%	95%	100%	1,360
1 Story, wd. fr.	2004	468	C 105	20,714	Avg.	87%	95%	100%	17,120
Basement, Unfin.	2004	468	C 100	3,942	Avg.	87%	95%	100%	3,258
Porch(es) encl. wd. fr.	2004	198	C 100	6,396	Avg.	87%	100%	100%	5,565
Hot Tub	1900			- - - - S O U N D	V A L U E - - - -				500
Porch(es) open wd. fr.	2006	24	C 100	1,131	Avg.	88%	100%	100%	995
Bay Window(s) wd. fr.	1900	24	C 105	1,113	Avg+	60%	98%	100%	655
Bay Window(s) wd. fr.	2006	18	C 90	715	Avg.	88%	100%	100%	629
2,162 SFLA						Outbuilding Total			41,996

Accpt Land	29,580	**Accepted Bldg**	94,530	**Total**	124,110

Name: HOME, Inc.
aka The Hospitality House
Map/Lot: 32-051
Account: 2483 Card: 1 of 1
Location: 15 First St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1886
Reference 1	
Reference 2	
Bldg Codes	5
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	06/23/2017
Sale Price	1
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	95%	Unimproved	30,256
Total Acres 0.23					Land Total	30,256

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,160 Sqft	Grade C 80	Base	113,948
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-603
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	6		
Baths	7	Half Baths	0	Plumbing	22,464
Attic	Floor & Stairs			Attic	2,113
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1988	Typical	Typical	Above Average	Typical	137,922

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	H.O.M.E. Lot	60%	100%	95%	78,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1900	448	C 80	26,606	Avg+	60%	95%	95%	14,408
Porch Roof	1990	60	C 80	541	Avg+	60%	100%	95%	309
Shed(s) wd. fr.	1990	96	C 80	923	Avg+	60%	95%	95%	500
Porch(es) encl. wd. fr.	1990	30	C 80	2,241	Avg+	60%	100%	95%	1,278
2,636 SFLA							Outbuilding Total		16,495

Accpt Land 30,260 **Accepted Bldg** 95,110 **Total** 125,370

Name: WILSON, JOHN E
WILSON, ELIZABETH P
Map/Lot: 32-052
Account: 2819 Card: 1 of 1 Location: 31 MIDDLE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1834
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	42,000.00	35,762	100%		35,762
Total Acres 0.29					Land Total	35,762

Dwelling Description / Replacement Cost New

Colonial/Traditional	One & 1/2 Story	456 Sqft	Grade C 100	Base	57,676
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm 3/4 Bsmnt	Basement	-1,043
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	65% Forced Warm	Cooling	0% None	Heat	-809
Rooms	9	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,808
Attic	Floor & Stairs			Attic	1,543
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-516
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	59,659

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	35,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1900	704	C 100	41,044	Avg+	60%	95%	100%	23,395
Deck(s) wd. fr.	2010	128	C 110	1,409	Avg.	91%	100%	100%	1,282
Deck(s) wd. fr.	2010	98	C 110	1,079	Avg.	91%	100%	100%	982
1,740 SFLA						Outbuilding Total			25,659

Accpt Land 35,760 **Accepted Bldg** 61,100 **Total** 96,860

Map/Lot: 32-053
Account: 1945 Card: 1 of 1 Location: 29 MIDDLE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1846
Reference 1	
Reference 2	2011- ALT sold for $67.2k
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	04/15/2014
Sale Price	62,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	ACRES-Dev. Lot (Fract.)	42,000.00	31,148	100%		31,148
Total Acres 0.22					Land Total	31,148

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	858 Sqft	Grade C 102	Base	61,065
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,864
Attic	Full finished			Attic	11,150
FirePlaces	1			Fireplace	5,304
Insulation	Capped only			Insulation	-660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	79,154

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	60%	91%	100%	43,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1900	40	C 102	3,073	Avg+	60%	91%	100%	1,678
Shed(s) wd. fr.	1900	299	C 100	3,591	Avg+	60%	91%	100%	1,961
Garage, wd. fr.	1900	374	C 102	8,577	Avg+	60%	91%	100%	4,683
Porch(es) open wd. fr.	1900	28	C 102	1,219	Avg+	60%	91%	100%	665
Porch Roof	2004	48	D 120	458	Avg.	87%	100%	100%	398
Deck(s) wd. fr.	1999	192	C 110	2,114	Avg.	84%	100%	100%	1,776
858 SFLA							Outbuilding Total		11,161

Accpt Land 31,150 **Accepted Bldg** 54,380 **Total** 85,530

Map/Lot: 32-054
Account: 197 Card: 1 of 1 Location: 25 MIDDLE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1858
Reference 1	JL died 8/14/14
Reference 2	shared driveway, topo
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	08/27/2013
Sale Price	63,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	42,000.00	33,861	80%	Multi-Fact	27,089
Total Acres 0.26					Land Total	27,089

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	792 Sqft	Grade C 80	Base	70,163
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-412
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water	Cooling	0% None	Heat	-527
Rooms	8	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-955
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Above Average	Typical	68,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	40,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1910	180	C 100	9,269	Avg.	50%	95%	100%	4,402
Porch(es) encl. wd. fr.	1910	48	C 80	2,548	Avg+	60%	99%	100%	1,514
Garage, wd. fr.	1986	480	C 100	10,062	Avg.	77%	100%	100%	7,748
Deck(s) wd. fr.	1986	192	C 110	2,114	Avg+	60%	99%	100%	1,255
Basement, Unfin.	1910	180	C 80	1,482	Avg+	60%	99%	100%	880
Porch Roof	2012	10	D 100	148	Avg.	92%	100%	100%	136
1,764 SFLA						Outbuilding Total			15,935

Accpt Land 27,090 **Accepted Bldg** 56,490 **Total** 83,580

Map/Lot: 32-055
Account: 2382 Card: 1 of 1 Location: 41 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1875
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	09/21/2001
Sale Price	88,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	ACRES-Dev. Lot (Fract.)	42,000.00	43,037	93%	Multi-Fact	40,025
Total Acres 0.42					Land Total	40,025

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	616 Sqft	Grade C 115	Base	77,469
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-553
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-460
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,153
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-801
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Good	Typical	77,808

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	53,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	266	C 115	14,251	Good	70%	99%	100%	9,876
Attic , Finished	1890	266	C 115	3,895	Good	70%	99%	100%	2,699
Deck(s) wd. fr.	1995	144	C 100	1,440	Avg.	82%	100%	100%	1,181
1 Story, wd. fr.	1890	280	C 115	14,836	Good	70%	99%	100%	10,281
Attic , Finished	1890	280	C 115	4,103	Good	70%	99%	100%	2,843
Basement, Unfin.	1890	266	C 115	2,847	Good	70%	99%	100%	1,973
Basement, Unfin.	1890	280	C 115	2,964	Good	70%	99%	100%	2,054
1,743 SFLA						Outbuilding Total			30,907

Accpt Land 40,030 **Accepted Bldg** 84,830 **Total** 124,860

Map/Lot: 32-056
Account: 1708 Card: 1 of 1 Location: 17 MIDDLE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1888
Reference 1	
Reference 2	SWR 76
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	04/13/2007
Sale Price	62,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	95%	Unimproved	31,544
0.13	ACRES-Secondary ac.	8,300.00	1,079	50%	Unimproved	540
Total Acres 0.38					Land Total	32,084

Dwelling Description

				Replacement Cost New	
Colonial/Traditional	Two Story	475 Sqft	Grade C 121	Base	80,013
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-448
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,793
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	7,322
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2008	Typical	Typical	Very Good	Typical	88,306

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	80%	99%	100%	69,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2011	240	C 100	2,402	Avg.	91%	90%	100%	1,967
1.5S Garage, wd. fr.	2011	400	C 110	10,925	Avg.	91%	90%	100%	8,948
Porch(es) open wd. fr.	2016	152	C 90	2,891	Avg.	94%	100%	100%	2,718
950 SFLA						Outbuilding Total			13,633

Accpt Land 32,080 **Accepted Bldg** 83,570 **Total** 115,650

Map/Lot: 32-057
Account: 782 Card: 1 of 1 Location: 13 MIDDLE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1901		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	09/29/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	ACRES-Dev. Lot (Fract.)	42,000.00	34,507	100%		34,507
Total Acres 0.27					Land Total	34,507

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	638 Sqft	Grade C 113	Base	87,260
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-469
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water	Cooling	0% None	Heat	-1,312
Rooms	6	Extras	Generator2	.....	1,337
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,115
Attic	Floor & Stairs			Attic	2,065
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,087
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Above Average	Typical	89,909

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	53,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	216	C 113	11,952	Avg+	60%	99%	100%	7,099
Attic, Unfinished	1890	216	C 113	1,321	Avg+	60%	99%	100%	785
Deck(s) wd. fr.	1890	198	C 113	2,239	Avg+	60%	99%	100%	1,330
Basement, Unfin.	1890	216	C 113	2,389	Avg+	60%	99%	100%	1,419
Porch(es) encl. wd. fr.	1890			- - - - S O U N D	V A L U E - - - -				1,000
Shed(s) wd. fr.	2001	80	C 100	962	Avg.	85%	100%	100%	818
1,492 SFLA						Outbuilding Total			12,451

Accpt Land 34,510 **Accepted Bldg** 65,860 **Total** 100,370

Name: Kelley, Kenneth F
Lentz, Carol G JT
Map/Lot: 32-058
Account: 134 Card: 1 of 1 Location: 52 MECHANIC ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1859
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	10/22/2015
Sale Price	25,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Dev. Lot (Fract.)	42,000.00	39,287	90%	Size/Shape	35,359
Total Acres 0.35					Land Total	35,359

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	728 Sqft	Grade C 100	Base	83,347
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-568
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/4 Bsmnt	Basement	-4,088
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	9	Extras	Generator2		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,200
Insulation	Capped only			Insulation	-1,098
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1889	1975	Typical	Typical	Above Average	Typical	85,601

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	50,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1889	96	C 100	4,212	Avg+	60%	99%	100%	2,502
Garage, wd. fr.	1920	312	C 100	7,441	Avg+	60%	99%	100%	4,420
SOLARIUM	1992	80	D 100	7,329	Avg-	74%	100%	100%	5,423
Porch(es) encl. wd. fr.	1889	84	C 100	3,955	Avg+	60%	99%	100%	2,349
Porch(es) encl. wd. fr.	1889	165	C 100	5,689	Avg+	60%	99%	100%	3,379
1,456 SFLA						Outbuilding Total			18,073

Accpt Land 35,360 **Accepted Bldg** 68,920 **Total** 104,280

Name: BOHLEN, SCOTT K
Bohlen, Cindy L JT
Map/Lot: 32-059
Account: 282 Card: 1 of 1 Location: 38 MECHANIC ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1917
Reference 1	
Reference 2	Fred Forsythe House, historic f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/12/1996
Sale Price	102,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	42,000.00	36,974	110%	Improvemen	40,672
0.30	ACRES-Road Frontage	20,000.00	6,000	100%		6,000
Total Acres 0.61					Land Total	46,672

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	One & 1/2 Story	821 Sqft	Grade B 117	Base	124,143
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,991
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,826
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,446
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1986	Typical	Typical	Very Good	Typical	130,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	104,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	42	B 117	6,622	V.G.	80%	100%	100%	5,298
Porch(es) open wd. fr.	1880	78	B 117	3,125	V.G.	80%	100%	100%	2,500
1 Story, wd. fr.	1880	304	B 130	23,811	V.G.	80%	100%	100%	19,049
Attic , Finished	1880	304	B 117	6,029	V.G.	80%	100%	100%	4,823
Patio	2010	184	C 100	1,105	Avg.	91%	100%	100%	1,006
1 Story, wd. fr.	1880	231	B 117	17,303	V.G.	80%	100%	100%	13,842
Shed(s) wd. fr.	2010			- - - - S O U N D	V A L U E - - - -				1,000
Barn, 1.5s wd. fr.	1880	1184	B 100	35,740	Avg+	60%	100%	100%	21,444
Bay Window(s) wd. fr.	1880	21	B 117	1,446	V.G.	80%	100%	100%	1,157
Canopy, wd. fr.	2010	384	C 100	2,306	Avg.	91%	100%	100%	2,098
1,982 SFLA						Outbuilding Total			72,217

Accpt Land 46,670 **Accepted Bldg** 176,760 **Total** 223,430

Name: Gamble, Brenda Snow TIP
Tenant in Possession
Map/Lot: 32-060
Account: 2448 Card: 1 of 1
Location: 18 MIDDLE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1912
Reference 1	356-3192
Reference 2	Laura Cunningham is daughter
Bldg Codes	16
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	ACRES-Dev. Lot (Fract.)	42,000.00	18,783	82%	Multi-Fact	15,402
Total Acres 0.08					Land Total	15,402

Dwelling Description / Replacement Cost New

Conventional	One Story	600 Sqft	Grade D 100	Base	32,471
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,655
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-679
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-303
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	28,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	50%	80%	100%	11,534

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1930	80	D 100	1,368	Avg.	50%	80%	100%	547
Shed(s) wd. fr.	1930			- - - - S O U N D V A L U E - - - -					500
600 SFLA							Outbuilding Total		1,047

Accpt Land 15,400 **Accepted Bldg** 12,580 **Total** 27,980

Name: BOHLEN, SCOTT K
Bohlen, Cindy JT
Map/Lot: 32-061
Account: 2178 Card: 1 of 1
Location: 20 MIDDLE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-All Public-
Street	Paved
0	1905
Reference 1	Was #20 MIDDLE ST
Reference 2	House razed 2016
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	06/27/2016
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	ACRES-Base Lot (Fract.)	32,500.00	14,534	80%	Multi-Fact	11,628
Total Acres 0.08					Land Total	11,628

Accpt Land	11,630	**Accepted Bldg**	0	**Total**	11,630

Map/Lot: 32-062
Account: 2574 Card: 1 of 1 Location: 35 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1892

Sale Data

Sale Date	02/09/2018
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	f5 also #33 McD = moho
Reference 2	35 McDonald St = apt bldg.
Bldg Codes	94
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	95%	Unimproved	30,256
Total Acres 0.23					Land Total	30,256

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	546 Sqft	Grade D 100	Base	56,576
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-285
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-238
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	7,525
Attic	Floor & Stairs			Attic	1,128
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-552
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	64,154

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	38,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1880	374	D 100	19,128	Avg+	60%	90%	100%	10,329
2 Story, wd. fr.	1880	136	D 100	8,993	Avg+	60%	90%	100%	4,856
Basement, Unfin.	1880	374	D 220	4,805	Avg+	60%	100%	100%	2,883
1.5 Story, wd. fr.	2002	528	C 90	28,595	Avg.	86%	90%	100%	22,133
12' Mobile Home	1970	12X54	D 100	25,471	Avg.	40%	100%	100%	10,188
Porch(es) open wd. fr.	1970	80	D 100	1,368	Avg.	40%	100%	100%	547
Shed(s) wd. fr.	1999	40	D 100	322	Avg.	84%	100%	100%	270
Entry Enclosure(s)	1999	32	D 100	627	Avg.	84%	90%	100%	474
Porch(es) open wd. fr.	2019	204	C 90	3,650	Avg.	95%	100%	100%	3,468
Canopy, wd. fr.	2019	60	D 90	218	Avg.	95%	100%	100%	207
3,552 SFLA							Outbuilding Total		55,355

Accpt Land 30,260 **Accepted Bldg** 93,850 **Total** 124,110

Name: GRAY, DORANCE M
GRAY, KARI A
Map/Lot: 32-063
Account: 1189 Card: 1 of 1 Location: 31 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1904
Reference 1	SEWER 72
Reference 2	Long time in fam.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/20/2000
Sale Price	57,700
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	42,000.00	28,947	100%	Multi-Fact	28,947
Total Acres 0.19					Land Total	28,947

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	480 Sqft	Grade C 110	Base	73,113
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-796
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Above Average	Typical	74,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	46,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1940			- - - - S O U N D V A L U E - - - -					600
1 Story, wd. fr.	1940	308	C 110	15,309	Avg+	63%	100%	100%	9,645
Basement, Unfin.	1940	308	C 110	3,058	Avg+	63%	100%	100%	1,927
1,268 SFLA							Outbuilding Total		12,172

Accpt Land 28,950 **Accepted Bldg** 59,030 **Total** 87,980

Name: Moore, Linda
Slahucka, Ronald JT

Map/Lot: 32-064
Account: 1166 Card: 1 of 1 Location: 105 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1914
Reference 1	White Bros. house- historic f5
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 2 0 Land Schedule 12

Sale Data

Sale Date	05/02/2015
Sale Price	124,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	ACRES-Dev. Lot (Fract.)	42,000.00	37,566	100%	Improvemen	37,566
Total Acres 0.32					Land Total	37,566

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,044 Sqft	Grade C 100	Base	104,857
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-679
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,257
Rooms	8	Extras	Generator2		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,744
Attic	Floor & Stairs			Attic	2,461
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,574
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2007	Typical	Typical	Good	Typical	112,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	78,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	2016	520	C 110	13,260	Avg.	94%	95%	100%	11,841
1 Story, wd. fr.	1890	80	C 100	5,637	Good	70%	95%	100%	3,749
Porch(es) encl. wd. fr.	1890	80	C 100	3,869	Good	70%	100%	100%	2,708
Porch(es) open wd. fr.	1890	55	C 100	1,635	Good	70%	100%	100%	1,144
1 Story, wd. fr.	2016	48	C 100	4,475	Avg.	94%	100%	100%	4,206
2,216 SFLA							Outbuilding Total		23,648

Accpt Land 37,570 **Accepted Bldg** 102,090 **Total** 139,660

Map/Lot: 32-065
Account: 2854 Card: 1 of 1 Location: 101 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1928
Reference 1	
Reference 2	sp=106k in 2017
Bldg Codes	4
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	01/11/1982
Sale Price	42,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	42,000.00	35,762	98%	Unimproved	35,046
Total Acres 0.29					Land Total	35,046

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,132 Sqft	Grade C 94	Base	132,329
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,320
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	13,198
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,605
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	146,550

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	87,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1880	777	D 126	12,407	Fair	30%	50%	100%	1,861
1 Story, wd. fr.	1880	420	C 94	16,905	Avg+	60%	100%	100%	10,143
1 Story, wd. fr.	1880	77	C 94	5,195	Avg+	60%	100%	100%	3,117
Porch(es) encl. wd. fr.	1880	152	C 80	4,329	Avg-	40%	100%	100%	1,732
Porch(es) open wd. fr.	1880	156	C 90	2,948	Avg-	40%	100%	100%	1,179
Porch(es) open wd. fr.	1880	175	C 90	3,227	Avg-	40%	100%	100%	1,291
Porch(es) encl. wd. fr.	1880	45	C 80	2,496	Avg-	40%	100%	100%	998
2,761 SFLA							Outbuilding Total		20,321

Accpt Land 35,050 **Accepted Bldg** 108,250 **Total** 143,300

Name: McKerns, Laura L
McKerns, Dorothy V JT
Map/Lot: 32-066
Account: 2276 Card: 1 of 1
Location: 99 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1939
Reference 1	"The Old Parsonage" historic f5
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	09/19/2016
Sale Price	118,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	42,000.00	36,974	98%	Unimproved	36,235
Total Acres 0.31					Land Total	36,235

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two & 1/2 Story	936 Sqft	Grade C 111	Base	134,235
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-810
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-675
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	100% None	Heat	0
Rooms	9	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,078
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,772
Insulation	Capped only			Insulation	-1,958
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1950	Typical	Typical	Above Average	Typical	138,642

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	82,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1880	240	C 100	2,883	Avg-	40%	100%	100%	1,153
1 Story, wd. fr.	1880	420	C 117	21,042	Avg-	40%	90%	100%	7,575
Attic, Unfinished	1880	420	C 117	1,739	Avg-	40%	75%	100%	522
Basement, Unfin.	1880	420	C 111	3,988	Avg+	60%	90%	100%	2,154
2,760 SFLA						Outbuilding Total			11,404

Accpt Land	36,240	**Accepted Bldg**	93,760	**Total**	130,000

Name: MCLEISH, SCOTT J
McLeish, Shannon Elese JT
Map/Lot: 32-067
Account: 618 Card: 1 of 1
Location: 97 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1956

Sale Data

Sale Date	11/20/2017
Sale Price	126,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	7-18: renting 2 rooms thru Air B&B
Reference 2	CEO limited to 3 people or more regs
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	100%		31,848
Total Acres 0.23				Land Total		31,848

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	696 Sqft	Grade C 110	Base	89,286
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	10	Extras	Generator2		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	Floor & Stairs			Attic	2,110
FirePlaces	1			Fireplace	5,720
Insulation	Capped only			Insulation	-1,155
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1990	Typical	Typical	Above Average	Typical	98,552

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	59,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	187	C 110	10,473	Avg+	60%	95%	100%	5,970
1 Story, wd. fr.	1860	480	C 110	22,183	Avg+	60%	95%	100%	12,645
Attic , Finished	1860	480	C 110	6,726	Avg+	60%	100%	100%	4,036
Shed(s) wd. fr.	1860	60	C 110	793	Avg+	60%	100%	100%	476
Garage, wd. fr.	1860	504	D 126	8,811	Avg+	60%	100%	100%	5,287
1 Story, wd. fr.	1860	504	D 126	17,761	Avg+	60%	95%	100%	10,124
Attic, Unfinished	1860	504	D 126	1,365	Avg+	60%	100%	100%	819
2,803 SFLA						Outbuilding Total			39,357

Accpt Land 31,850 **Accepted Bldg** 98,490 **Total** 130,340

Name: SAWYER, MATTHEW T
Dossett, Christina
Map/Lot: 32-068
Account: 1362 Card: 1 of 1
Location: 26 MECHANIC ST

Neighborhood 13 Neighborhood 13

Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1986

Sale Data

Sale Date	07/24/2013
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Arms Length Sale

Reference 1	f5		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	95%	Topography	31,544
Total Acres 0.25					Land Total	31,544

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,050 Sqft	Grade C 120	Base	126,318
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,931
Rooms	0	Extras	Generator2	.....	1,934
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,123
Attic	Floor & Stairs			Attic	2,964
FirePlaces	0			Fireplace	0
Insulation	Mostly			Insulation	-655
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	135,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	81,369

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1900	48	C 120	3,822	Avg+	60%	100%	100%	2,293
Garage, wd. fr.	1900	528	C 100	10,811	Avg+	60%	100%	100%	6,487
Garage, wd. fr.	2004	432	C 110	10,244	Avg.	87%	100%	100%	8,912
Porch(es) encl. wd. fr.	2004	20	C 110	2,844	Avg.	87%	100%	100%	2,474
2,100 SFLA							Outbuilding Total		20,166

Accpt Land	31,540	**Accepted Bldg**	101,540	**Total**	133,080

Name: BOWDEN, JAMIE M
BOWDEN, AMIE L JT
Map/Lot: 32-069
Account: 1158 Card: 1 of 1 Location: 100 FRANKLIN ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1967
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	13

Sale Data

Sale Date	01/11/2006
Sale Price	84,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	ACRES-Dev. Lot (Fract.)	42,000.00	29,698	95%	Unimproved	28,214
Total Acres 0.20					Land Total	28,214

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	One Story	995 Sqft	Grade C 110	Base	72,515
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-711
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,707
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,720
Insulation	Capped only			Insulation	-825
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1928	0	Typical	Typical	Good	Typical	81,495

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	57,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1928	80	C 110	2,246	Good	70%	100%	100%	1,572
Shed(s) wd. fr.	2015	64	C 95	731	Avg.	93%	100%	100%	680
1 Story, wd. fr.	2016	480	B 100	26,819	Avg.	94%	95%	100%	23,950
Basement, Unfin.	2016	480	B 100	5,356	Avg.	94%	100%	100%	5,035
Deck(s) wd. fr.	2019	246	C 115	2,831	Avg.	95%	100%	100%	2,689
1,475 SFLA						Outbuilding Total			33,926

Accpt Land 28,210 **Accepted Bldg** 90,970 **Total** 119,180

Map/Lot: 32-070
Account: 665 Card: 1 of 1 Location: 106 FRANKLIN ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1938
Reference 1	Nat'l Reg. Historic, was #188-190?
Reference 2	"1808 Brown-Pilsbury Double House"
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Sale Data

Sale Date	09/29/2003
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	110%	Multi-Fact	40,010
Total Acres 0.30					Land Total	40,010

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,444 Sqft	Grade C 122	Base	177,257
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-1,145
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	5,496
Rooms	12	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,993
Attic	Full finished			Attic	22,444
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,657
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1808	2005	Typical	Typical	Very Good	Typical	209,388

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	99%	100%	165,835

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1808	429	C 122	22,339	V.G.	80%	99%	100%	17,692
Deck(s) wd. fr.	1808	126	C 122	1,539	V.G.	80%	99%	100%	1,219
Deck(s) wd. fr.	1998	196	C 100	1,963	Avg.	84%	100%	100%	1,649
Shed(s) wd. fr.	2017	200	C 110	2,642	Avg.	94%	100%	100%	2,483
3,317 SFLA						Outbuilding Total			23,043

Accpt Land 40,010 **Accepted Bldg** 188,880 **Total** 228,890

Map/Lot: 32-071
Account: 1993 Card: 1 of 1 Location: 17 McDonald St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1952

Sale Data

Sale Date	02/27/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1	OPO died 1-24-18. Exempts off.
Reference 2	Long time fam. No SP.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	42,000.00	38,722	95%	Unimproved	36,786
Total Acres 0.34					Land Total	36,786

Dwelling Description **Replacement Cost New**

Colonial/Traditional	Two Story	690 Sqft	Grade C 100	Base	80,761
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	BWetx Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,908
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,041
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Above Average	Typical	81,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	47,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1860	322	C 100	7,597	Avg.	50%	95%	100%	3,608
2S Shed, wd. fr.	1860	322	C 100	5,652	Avg.	50%	95%	100%	2,685
Attic , Finished	1860	420	C 100	5,351	Avg+	60%	95%	100%	3,050
1 Story, wd. fr.	1860	420	C 100	17,984	Avg+	60%	95%	100%	10,251
Basement, Unfin.	1860	420	C 100	3,593	Avg.	50%	95%	100%	1,706
Porch(es) encl. wd. fr.	1860	184	C 100	6,094	Avg+	60%	98%	100%	3,583
2,010 SFLA						Outbuilding Total			24,883

Accpt Land 36,790 **Accepted Bldg** 72,880 **Total** 109,670

Map/Lot: 32-072
Account: 182 Card: 1 of 1 Location: 13 McDonald St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1969
Reference 1	
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	42,000.00	39,845	100%		39,845
Total Acres 0.36				Land Total		39,845

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,263 Sqft	Grade C 100	Base	131,740
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Wood Fram. Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,680
Attic	Floor & Stairs			Attic	2,802
FirePlaces	1			Fireplace	5,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Above Average	Typical	144,422

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	86,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Shed, wd. fr.	1870	448	C 100	7,862	Avg+	60%	90%	100%	4,245
Porch(es) open wd. fr.	1870	30	C 100	1,227	Avg+	60%	100%	100%	736
2S Porch, Encl. wd. fr.	1870	162	C 100	6,752	Avg+	60%	95%	100%	3,848
2,526 SFLA						Outbuilding Total			8,829

Accpt Land 39,850 **Accepted Bldg** 95,480 **Total** 135,330

Map/Lot: 32-073
Account: 1673 Card: 1 of 1 Location: 7 McDonald St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1987
Reference 1	DL died 5/18/15. 19: Adj acres f5
Reference 2	ML died 1-16-19, HS off.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	90%	Multi-Fact	22,363
Total Acres 0.14					Land Total	22,363

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	546 Sqft	Grade C 110	Base	78,055
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-468
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-2,374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	100% None	Heat	0
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,030
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-906
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1985	Typical	Typical	Good	Typical	75,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	52,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1880	56	C 110	9,170	Good	70%	95%	100%	6,098
2 Story, wd. fr.	1880	224	C 110	20,917	Good	70%	95%	100%	13,910
Porch(es) open wd. fr.	1880	70	C 110	2,064	Good	70%	99%	100%	1,431
Porch(es) encl. wd. fr.	1880	40	C 110	3,315	Good	70%	99%	100%	2,297
Deck(s) wd. fr.	2000	64	C 110	705	Good	70%	99%	100%	488
1,652 SFLA							Outbuilding Total		24,224

Accpt Land 22,360 **Accepted Bldg** 76,430 **Total** 98,790

Map/Lot: 32-074
Account: 158 Card: 1 of 1 Location: 105 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1998		
Reference 1			
Reference 2	Facade grant f5		
Bldg Codes	56		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	17

Sale Data

Sale Date	12/31/2002
Sale Price	92,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
071 X 116	$/FF -REGULAR LOT	650.00	49,705	90%	Topography	44,735
Total Acres 0.19					Land Total	44,735

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	713 Sqft	Grade C 93	Base	84,220
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-517
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-431
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	100% None	Heat	0
Rooms	10	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,741
Attic	Floor & Stairs			Attic	1,808
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,379
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	0	Typical	Typical	Above Average	Typical	85,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	50,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1832	138	C 93	2,777	Avg+	60%	90%	100%	1,499
Porch(es) open wd. fr.	1832	217	C 93	3,968	Avg+	60%	99%	100%	2,357
2 Story, wd. fr.	1832	345	C 93	24,838	Avg+	60%	95%	100%	14,158
Shed(s) wd. fr.	1832	209	C 93	2,335	Avg+	60%	95%	100%	1,331
1 Story, wd. fr.	1832	209	C 93	9,599	Avg+	60%	95%	100%	5,471
1S Overhang, wd. fr.	1832	92	C 93	3,783	Avg+	60%	99%	100%	2,247
Deck(s) wd. fr.	1999	24	C 100	239	Avg.	84%	100%	100%	201
Porch Roof	1999	6	C 100	185	Avg.	84%	100%	100%	155
2,417 SFLA							Outbuilding Total		27,419

Accpt Land 44,740 **Accepted Bldg** 78,170 **Total** 122,910

Name: TALLBERG, ROLF W
PATTERSON, KATHRYN S JT
Map/Lot: 32-075
Account: 683 Card: 1 of 1 Location: 101 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2030

Sale Data

Sale Date	09/18/2008
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Nat'l Reg. Historic-- "James Emery House"
Reference 2	2019 added JT
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.14	ACRES-Secondary ac.	6,500.00	910	100%		910
Total Acres 0.54					Land Total	40,810

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,363 Sqft	Grade B 115	Base	172,219
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,355
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,158
Attic	1/4 Finished			Attic	6,667
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,357
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1853	2000	Typical	Typical	Very Good	Typical	182,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	80%	100%	100%	145,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3 Story, wd. fr.	1853	144	B 115	30,438	V.G.	80%	100%	100%	24,350
2 Story, wd. fr.	1853	144	B 115	21,307	V.G.	80%	100%	100%	17,046
1 Story, wd. fr.	1853	48	B 115	6,843	V.G.	80%	100%	100%	5,474
Garage, wd. fr.	1853	520	C 110	11,755	V.G.	80%	100%	100%	9,404
Porch(es) open wd. fr.	1853	108	B 115	3,819	V.G.	80%	100%	100%	3,055
Bay Window(s) wd. fr.	1853	25	B 115	1,690	V.G.	80%	100%	100%	1,352
Bay Window(s) wd. fr.	1853	25	B 115	1,690	V.G.	80%	100%	100%	1,352
Sunroom	2014	100	AA110	17,732	Avg.	93%	100%	100%	16,491
Shed(s) wd. fr.	2016	96	C 110	1,269	Avg.	94%	100%	100%	1,193
2,962 SFLA						Outbuilding Total			79,717

Accpt Land	40,810	**Accepted Bldg**	225,580	**Total**	266,390

Name: BUCKSPORT, TOWN (PARK LOT)
(MAIN ST-PK LOT)

Map/Lot: 32-076

Account: 403 Card: 1 of 1

Location: 99-at MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	All Public-Unknown-
Street	Paved
0	2040
Reference 1	
Reference 2	NEW PARKING LOT
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
089 X 186	$/FF -REGULAR LOT	650.00	78,897	90%	Unimproved	71,007
Total Acres 0.38					Land Total	71,007

Accpt Land	71,010	**Accepted Bldg**	0	**Total**	71,010

Name: MORGAN, JOHN E & LEONA TRUSTEES
MORGAN TRUST (USPS bldg)
Map/Lot: 32-078
Account: 1903 Card: 1 of 1
Location: 6 MECHANIC ST (USPS)

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	STREET SURFACE
0	2051
Reference 1	
Reference 2	POST OFFICE
Bldg Codes	18
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
071 X 215	$/FF -REGULAR LOT	650.00	67,669	100%		67,669
Total Acres 0.35				Land Total		67,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Post Office Building	1960	3696	C 100	306,641	Avg.	62%	100%	100%	190,117
Canopy, commercial	1960	248	C 100	7,621	Avg.	62%	100%	100%	4,725
						Outbuilding Total			194,842

Accpt Land 67,670 **Accepted Bldg** 194,840 **Total** 262,510

Name: WOMBACHER, JOHN A
WOMBACHER, LESLIE
Map/Lot: 32-079
Account: 2851 Card: 1 of 1 Location: 16 MECHANIC ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN	Sale Date	05/10/2006
Topography	Gently sloping-rolling-	Sale Price	65,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
0	2016	Verified	Public Record
		Validity	Liquidation

Sale Data

Reference 1	
Reference 2	SUNDIAL PHOTOGRAPHY & FRAMING?
Bldg Codes	44
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	ACRES-Dev. Lot (Fract.)	42,000.00	34,507	95%	Unimproved	32,781
Total Acres 0.27					Land Total	32,781

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,288 Sqft	Grade C 107	Base	142,965
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-896
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,300
Rooms	9	Extras	Generator2		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,005
Attic	Floor & Stairs			Attic	3,040
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,078
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2012	Typical	Typical	Above Average	Typical	150,336

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	88,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1900	203	C 100	4,040	Avg+	60%	100%	100%	2,424
Shed(s) wd. fr.	2011	96	C 110	1,269	Avg.	91%	100%	100%	1,155
Shed(s) wd. fr.	2016	128	E 100	507	Avg.	94%	100%	100%	477
2,576 SFLA						Outbuilding Total			4,056

Accpt Land 32,780 **Accepted Bldg** 92,450 **Total** 125,230

Name: Paulauskas, Matthew Alan
Paulauskas, Rachel Renee'
Map/Lot: 32-080
Account: 1560 Card: 1 of 1 Location: 12 MECHANIC ST

Neighborhood 13 Neighborhood 13

Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1997

Sale Data

Sale Date	06/24/2016
Sale Price	170,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	ACRES-Dev. Lot (Fract.)	42,000.00	37,566	95%	Unimproved	35,688
Total Acres 0.32					Land Total	35,688

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	753 Sqft	Grade C 117	Base	99,507
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-687
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-573
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	8	Extras	Generator2		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,571
Attic	Full finished			Attic	11,224
FirePlaces	1			Fireplace	6,084
Insulation	Heavy			Insulation	2,657
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2014	Typical	Typical	Very Good	Typical	124,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	99%	100%	98,828

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1890	370	C 117	27,435	V.G.	80%	99%	100%	21,729
Basement, Unfin.	1890	370	C 117	3,778	V.G.	80%	99%	100%	2,992
Shed(s) wd. fr.	2005	120	C 110	1,586	Avg.	88%	100%	100%	1,396
Canopy, wd. fr.	2014	72	D 100	289	Avg.	93%	100%	100%	269
Shed(s) wd. fr.	2015	32	D 100	257	Avg.	93%	100%	100%	239
2,061 SFLA						Outbuilding Total			26,625

Accpt Land 35,690 **Accepted Bldg** 125,450 **Total** 161,140

Name: WALTERS, WILLIAM
Walters, Cheryl
Map/Lot: 32-081
Account: 2669 Card: 1 of 1 Location: 20 MECHANIC ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2002		
Reference 1	69A added f5		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Sale Data

Sale Date	07/31/1987
Sale Price	22,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	94%	Multi-Fact	30,581
Total Acres 0.24					Land Total	30,581

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1,003 Sqft	Grade C 108	Base	71,579
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,616
Insulation	Capped only			Insulation	-817
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	Typical	Typical	Above Average	Typical	76,378

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	51,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75S Garage	1953	396	C 108	10,995	Avg+	68%	100%	100%	7,477
Porch(es) open wd. fr.	1953	126	C 108	3,011	Avg+	68%	100%	100%	2,047
Porch(es) open wd. fr.	1953	20	C 108	1,152	Avg+	68%	100%	100%	783
2S Garage, wd. fr.	2019	896	B 130	34,341	Avg.	95%	100%	100%	32,624
Deck(s) wd. fr.	2019	108	C 120	1,297	Avg.	95%	100%	100%	1,232
1,003 SFLA						Outbuilding Total			44,163

Accpt Land 30,580 **Accepted Bldg** 96,100 **Total** 126,680

Map/Lot: 32-082
Account: 400 Card: 1 of 1 Location: 49 MECHANIC ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1916
Reference 1	Long time in fam. No SP.
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	113%	Improvemen	36,762
Total Acres 0.24					Land Total	36,762

Dwelling Description / Replacement Cost New

Gambrel/Mansard	Two Story	855 Sqft	Grade C 115	Base	103,675
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	523
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	2,556
Rooms	6	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,980
Insulation	Minimal			Insulation	-2,045
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	2010	Typical	Typical	Above Average	Typical	113,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	75,186

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1948	96	C 115	4,844	Avg+	66%	100%	100%	3,197
1 Story, wd. fr.	1948	36	C 115	4,644	Avg+	66%	100%	100%	3,065
Porch(es) open wd. fr.	1948	40	C 115	1,599	Avg+	66%	100%	100%	1,055
Porch(es) open wd. fr.	1948	42	C 115	1,638	Avg+	66%	100%	100%	1,081
Bay Window(s) wd. fr.	1948	32	C 115	1,628	Avg+	66%	100%	100%	1,074
1,778 SFLA						Outbuilding Total			9,472

Accpt Land 36,760 **Accepted Bldg** 84,660 **Total** 121,420

Name: AMES, RICHARD
AMES, PAMELA
Map/Lot: 32-083
Account: 67 Card: 1 of 1 Location: 7 MIDDLE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1930
Reference 1	
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	100%		28,174
Total Acres 0.18					Land Total	28,174

Dwelling Description / Replacement Cost New

Gambrel/Mansard	Two Story	600 Sqft	Grade C 105	Base	86,203
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	180 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,192
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,931
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-950
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Modern	Typical	Above Average	Typical	90,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	102%	100%	55,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2003	800	C 110	16,559	Avg.	87%	95%	100%	13,686
Porch(es) encl. wd. fr.	1910	102	C 105	4,555	Avg+	60%	102%	100%	2,788
1 Story, wd. fr.	1910	130	C 105	7,823	Avg+	60%	95%	100%	4,459
1 Story, wd. fr.	2002	558	C 113	25,987	Avg.	86%	95%	100%	21,232
Shed(s) wd. fr.	1999	96	E 100	382	Poor	57%	80%	100%	174
1,888 SFLA						Outbuilding Total			42,339

Accpt Land 28,170 **Accepted Bldg** 97,650 **Total** 125,820

Name: LEACH, GERALD L
LEACH, ALLISON A
Map/Lot: 32-084
Account: 1643 Card: 1 of 1 Location: 52 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1946
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	100%		25,720
Total Acres 0.15					Land Total	25,720

Dwelling Description / Replacement Cost New

Rebuilt Older Home	Two Story	728 Sqft	Grade C 119	Base	99,183
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Steam	Cooling	0% None	Heat	-2,928
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,342
Attic	None, no access/use			Attic	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	1990	Typical	Typical	Good	Typical	99,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	69,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1920	161	C 120	4,030	Good	70%	99%	100%	2,793
Garage, wd. fr.	1998	784	C 117	17,321	Avg+	88%	100%	100%	15,242
Attic, Unfinished	1998	784	C 117	2,405	Avg+	88%	100%	100%	2,116
Deck(s) wd. fr.	2016	160	C 120	1,921	Avg.	94%	100%	100%	1,806
Res Greenhouse	2016	128	C 100	2,564	Avg.	94%	100%	100%	2,410
1,456 SFLA						Outbuilding Total			24,367

Accpt Land 25,720 **Accepted Bldg** 93,390 **Total** 119,110

Name: Bray, Isaac N
Bray, Katelyn P JT
Map/Lot: 32-085
Account: 884 Card: 1 of 1
Location: 54 Elm Street

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1940
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	04/26/2018
Sale Price	96,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	97%	Unimproved	24,948
Total Acres 0.15					Land Total	24,948

Dwelling Description

Conventional	Two Story	728 Sqft	Grade C 115	Base	95,849
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	2,177
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,263
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,262
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1940	Typical	Typical	Above Average	Typical	99,027

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	59,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	108	C 110	7,319	Avg+	60%	95%	100%	4,171
Deck(s) wd. fr.	2010	164	C 110	1,807	Avg.	91%	100%	100%	1,644
Porch(es) open wd. fr.	1930	20	C 115	1,227	Avg+	60%	100%	100%	736
Porch(es) encl. wd. fr.	1930	36	C 115	3,367	Avg+	60%	100%	100%	2,020
Pergola	2014	36	C 100	252	Avg.	93%	100%	100%	234
1,564 SFLA						Outbuilding Total			8,805

Accpt Land	24,950	**Accepted Bldg**	68,220	**Total**	93,170

Map/Lot: 32-086
Account: 2431 Card: 1 of 1 Location: 56 ELM ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1933

Sale Data

Sale Date	10/14/2014
Sale Price	77,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	gravel drive, c-l fence		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	98%	Unimproved	25,205
Total Acres 0.15					Land Total	25,205

Dwelling Description **Replacement Cost New**

Colonial/Traditional	Two Story	528 Sqft	Grade C 90	Base	62,760
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	BWetx Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,685
Attic	Floor & Stairs			Attic	1,490
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2013	Typical	Typical	Good	Typical	65,935

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	98%	100%	45,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1890	320	C 90	18,733	Good	70%	98%	100%	12,851
Basement, Unfin.	1890	320	C 90	2,582	Good	70%	98%	100%	1,771
Porch(es) open wd. fr.	1890	176	C 90	3,240	Good	70%	98%	100%	2,223
Deck(s) wd. fr.	2013	96	C 90	866	Good	70%	98%	100%	594
1,536 SFLA						Outbuilding Total			17,439

Accpt Land	25,210	**Accepted Bldg**	62,670	**Total**	87,880

Map/Lot: 32-087
Account: 57 Card: 1 of 1 Location: 58 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1925
Reference 1	Old District #1 School House historic
Reference 2	contact: Richard Bowden 469-3295
Bldg Codes	77
X Coordinate	0 Y Coordinate 0
Exemption(s)	50 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	100%		25,720
Total Acres 0.15				Land Total		25,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Assembly Bldg, wd. fr.	1835	1450	D 100	75,397	Avg+	60%	100%	100%	45,238
						Outbuilding Total			45,238

Accpt Land 25,720 **Accepted Bldg** 45,240 **Total** 70,960

Map/Lot: 32-088
Account: 876 Card: 1 of 1 Location: 48 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1971
Reference 1	fka Kristi Pomeroy
Reference 2	8/08 ASK 89,900
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	03/29/2010
Sale Price	52,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	ACRES-Dev. Lot (Fract.)	42,000.00	19,922	100%		19,922
Total Acres 0.09					Land Total	19,922

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	414 Sqft	Grade C 105	Base	65,073
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-961
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-339
Foundation	Brick/Stone Walls	Basement	Damp Bm 3/4 Bsmnt	Basement	-995
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,552
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1877	2010	Typical	Typical	Above Average	Typical	63,674

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	37,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1877	86	C 105	4,199	Avg+	60%	99%	100%	2,494
1 Story, wd. fr.	1877	172	C 105	9,428	Avg+	60%	99%	100%	5,600
Garage, wd. fr.	1877	528	C 105	11,352	Avg+	60%	99%	100%	6,743
Porch(es) open wd. fr.	1877	192	C 105	4,053	Avg+	60%	99%	100%	2,408
1,000 SFLA								Outbuilding Total	17,245

Accpt Land 19,920 **Accepted Bldg** 55,070 **Total** 74,990

Name: Gillway, Elizabeth Amy
Gillway, Jonathan L JT
Map/Lot: 32-089
Account: 2737 Card: 1 of 1 Location: 41 MECHANIC ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1945
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	06/09/2017
Sale Price	94,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	42,000.00	28,947	100%		28,947
Total Acres 0.19					Land Total	28,947

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	884 Sqft	Grade C 110	Base	91,952
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-758
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-632
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator2		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,100
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Above Average	Typical	92,551

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	55,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1890	160	C 110	6,141	Avg+	60%	100%	100%	3,685
Garage, wd. fr.	1989	400	C 100	8,814	Good	88%	100%	100%	7,756
1,326 SFLA								Outbuilding Total	11,441

Accpt Land 28,950 **Accepted Bldg** 66,970 **Total** 95,920

Name: Hamlin, Anthony S.

Map/Lot: 32-090

Account: 1655 Card: 1 of 1 Location: 37 MECHANIC ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1963

Sale Data

Sale Date	03/27/2019
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	Rental house still?
Reference 2	A Hamlin friend Mikaela Gaslin- 949-5937
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	105%	Improvemen	28,750
Total Acres 0.17					Land Total	28,750

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	660 Sqft	Grade C 115	Base	90,526
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Stone/rock floor			Bsmnt Floor	-296
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-493
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,368
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,141
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1987	Typical	Typical	Above Average	Typical	94,246

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	55,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1999	63	D 100	2,348	Avg+	88%	100%	100%	2,066
Porch(es) open wd. fr.	2004	168	C 117	4,061	Avg.	87%	100%	100%	3,533
Shed(s) wd. fr.	2015	49	D 130	512	Avg.	93%	100%	100%	476
1,320 SFLA							Outbuilding Total		6,075

Accpt Land	28,750	**Accepted Bldg**	62,060	**Total**	90,810

Name: CASSADY, JAMES
CASSADY, HEIDI JT
Map/Lot: 32-091
Account: 2790 Card: 1 of 1
Location: 33 MECHANIC ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1977

Sale Data

Sale Date	09/27/2007
Sale Price	91,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	SEWER 327		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	ACRES-Dev. Lot (Fract.)	42,000.00	23,944	95%	Unimproved	22,747
Total Acres 0.13					Land Total	22,747

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	850 Sqft	Grade C 118	Base	70,227
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,209
Attic	Full finished			Attic	12,778
FirePlaces	1			Fireplace	6,136
Insulation	Capped only			Insulation	-756
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	89,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	53,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Garage, wd. fr.	1880	266	D 135	6,081	Avg+	60%	100%	100%	3,649
1 Story, wd. fr.	1972	312	D 135	12,719	Avg+	77%	95%	100%	9,304
Porch(es) encl. wd. fr.	1880	72	D 135	3,344	Avg+	60%	99%	100%	1,986
1,162 SFLA						Outbuilding Total			14,939

Accpt Land	22,750	**Accepted Bldg**	68,370	**Total**	91,120

Name: BUCKSPORT, TOWN (P SAFETY BLDG)
(P SAFETY BLDG) Map/Lot: 32-092
Account: 426 Card: 1 of 1 Location: 89 FRANKLIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	VILLAGE	Sale Date	06/28/1965
Topography	Level-slightly sloping-	Sale Price	0
Utilities	Public Water-Public Sewer-	Sale Type	Land only
Street	Paved	Financing	
0	1991	Verified	Public Record
		Validity	Exempt Property

Sale Data

Reference 1	
Reference 2	bldg has about 14,000 sf total floor area
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	ACRES-Dev. Lot (Fract.)	42,000.00	43,037	100%		43,037
Total Acres 0.42				Land Total		43,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Municipal Bldg(s)	0			- - - - S O U N D V A L U E - - - -					2,157,500
							Outbuilding Total		2,157,500

Accpt Land	43,040	**Accepted Bldg**	2,157,500	**Total**	2,200,540

Map/Lot: 32-093
Account: 59 Card: 1 of 1 Location: 36 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2008

Sale Data

Sale Date	03/16/2016
Sale Price	73,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Reference 1	2016: Deeds clarify parcel, convey as 2 pcs
Reference 2	3-17 deed quitclaims town portion
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	ACRES-Dev. Lot (Fract.)	42,000.00	19,922	100%		19,922
Total Acres 0.09					Land Total	19,922

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	704 Sqft	Grade C 105	Base	85,799
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,306
Rooms	7	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,027
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,115
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Modern	Typical	Above Average	Typical	89,017

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	102%	100%	54,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1990	400	C 100	8,814	Avg.	79%	100%	100%	6,963
Deck(s) wd. fr.	1890	84	C 105	881	Avg+	60%	102%	100%	540
Porch(es) encl. wd. fr.	1890	88	C 105	4,243	Avg+	60%	102%	100%	2,597
1,408 SFLA						Outbuilding Total			10,100

Accpt Land	19,920	**Accepted Bldg**	64,580	**Total**	84,500

Name: CALDWELL, MICHAEL J
CALDWELL, LINDA J
Map/Lot: 32-094
Account: 487 Card: 1 of 1 Location: 40 ELM ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	06/20/1985
Topography	Level-slightly sloping-	Sale Price	30,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	1992	Verified	Public Record
		Validity	

Sale Data

Reference 1			
Reference 2	sp=67k in '16		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	95%	Unimproved	25,235
Total Acres 0.16					Land Total	25,235

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	696 Sqft	Grade C 90	Base	73,052
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-407
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	Extras	Generator2		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	7,980
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-945
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	1970	Typical	Typical	Above Average	Typical	79,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	47,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1885	336	C 90	13,442	Avg+	60%	95%	100%	7,662
Basement, Unfin.	1885	336	C 90	2,683	Avg+	60%	95%	100%	1,530
Attic , Finished	1885	336	C 90	3,851	Avg+	60%	95%	100%	2,195
1 Story, wd. fr.	1885	56	C 90	4,287	Avg+	60%	95%	100%	2,443
Basement, Unfin.	1885	56	C 90	855	Avg+	60%	95%	100%	487
Porch(es) open wd. fr.	1885	112	C 90	2,304	Avg+	60%	100%	100%	1,382
Porch(es) encl. wd. fr.	2011	150	C 100	5,366	Avg.	91%	100%	100%	4,883
Bay Window(s) wd. fr.	1885	24	C 90	954	Avg+	60%	100%	100%	572
1 Story, wd. fr.	2019	336	B 95	18,871	Avg.	95%	20%	100%	3,585
Garage, wd. fr.	2019	480	C 100	10,062	Avg.	95%	20%	100%	1,912
2,312 SFLA							Outbuilding Total		26,651

Accpt Land	25,240	**Accepted Bldg**	74,460	**Total**	99,700

Name: SMITH, CURT W
SMITH, AMY E
Map/Lot: 32-095
Account: 1011 Card: 1 of 1 Location: 42 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1982
Reference 1	Foreclosure cert. 8/12/16, 3/1/18
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	42,000.00	28,947	100%	Improvemen	28,947
Total Acres 0.19					Land Total	28,947

Dwelling Description / Replacement Cost New

Colonial/Traditional	One Story	840 Sqft	Grade C 108	Base	63,798
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-708
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-590
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,022
Attic	Full finished			Attic	11,558
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	76,080

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	45,192

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1951	484	C 108	10,936	Avg+	60%	90%	100%	5,906
1 Story, wd. fr.	1850	192	C 108	10,481	Avg+	60%	90%	100%	5,660
Attic , Finished	2002	192	C 108	2,642	Avg+	60%	90%	100%	1,427
1 Story, wd. fr.	2002	176	C 100	9,123	Avg.	86%	90%	100%	7,061
Deck(s) wd. fr.	2003	108	C 110	1,188	Avg.	87%	100%	100%	1,034
Deck(s) wd. fr.	2003	128	C 110	1,409	Avg.	87%	100%	100%	1,226
Porch(es) encl. wd. fr.	1999	108	C 100	4,469	Avg.	84%	95%	100%	3,566
1,304 SFLA							Outbuilding Total		25,880

Accpt Land 28,950 **Accepted Bldg** 71,070 **Total** 100,020

Name: Hayman, Sara
Nicholson, Sarah JT
Map/Lot: 32-096
Account: 2183 Card: 1 of 1
Location: 46 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1978
Reference 1	
Reference 2	SN- 632-5039 '17
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	07/27/2017
Sale Price	73,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	ACRES-Dev. Lot (Fract.)	42,000.00	19,922	100%	Size/Shape	19,922
Total Acres 0.09					Land Total	19,922

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	480 Sqft	Grade C 116	Base	77,101
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-362
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,257
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-840
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1849	0	Typical	Typical	Above Average	Typical	79,156

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	47,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1849	280	C 116	8,052	Avg+	60%	0%	100%	0
Porch(es) open wd. fr.	1849	75	C 116	2,275	Avg+	60%	100%	100%	1,365
Shed(s) wd. fr.	1849	168	C 116	2,340	Avg.	50%	0%	100%	0
1.5 Story, wd. fr.	1849	210	C 116	17,425	Avg+	60%	100%	100%	10,455
Porch(es) encl. wd. fr.	1849	210	C 116	7,714	Avg+	60%	100%	100%	4,628
Basement, Unfin.	1849	210	C 116	2,400	Avg+	60%	100%	100%	1,440
1,275 SFLA							Outbuilding Total		17,888

Accpt Land	19,920	**Accepted Bldg**	65,380	**Total**	85,300

Map/Lot: 32-097
Account: 2857 Card: 1 of 1 Location: 25 MECHANIC ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2012
Reference 1	Long time in fam. No SP.
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	42,000.00	23,004	100%		23,004
Total Acres 0.12				Land Total		23,004

Dwelling Description / Replacement Cost New

Colonial/Traditional	One Story	921 Sqft	Grade C 92	Base	57,640
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm 1/4 Bsmnt	Basement	-4,208
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	10,795
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-639
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1759	0	Typical	Typical	Above Average	Typical	63,588

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	38,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1930	312	D 126	6,282	Avg.	50%	100%	100%	3,141
1 Story, wd. fr.	1759	70	C 92	4,852	Avg+	60%	100%	100%	2,911
Slab/Crawl Sp.	1759	70	C 92	325	Avg+	60%	100%	100%	195
Porch Roof	1759	18	C 92	270	Avg+	60%	100%	100%	162
991 SFLA						Outbuilding Total			6,409

Accpt Land	23,000	**Accepted Bldg**	44,560	**Total**	67,560

Name: Mokri, John A
Mokri, Lisa C JT
Map/Lot: 32-098
Account: 1044 Card: 1 of 1 Location: 23 MECHANIC ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2023
Reference 1	6-19: new owners, phys=mailing
Reference 2	
Bldg Codes	45
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	09/27/2016
Sale Price	92,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	100%		22,025
Total Acres 0.11				Land Total		22,025

Dwelling Description

Colonial/Traditional	Two Story	759 Sqft	Grade C 110	Base	103,403
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-543
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Forced Warm	Cooling	0% None	Heat	-1,129
Rooms	9	Extras	Add'l Heat 1	.....	720
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,148
Attic	Floor & Stairs			Attic	2,218
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,259
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2019	Typical	Typical	Good	Typical	108,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	75,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1890	405	C 117	35,711	V.G.	80%	100%	100%	28,569
Garage, wd. fr.	1993	480	C 110	11,068	Avg.	81%	100%	100%	8,965
Basement, Unfin.	1890	405	C 117	4,077	V.G.	80%	90%	100%	2,936
2,328 SFLA						Outbuilding Total			40,470

Accpt Land 22,030 **Accepted Bldg** 116,460 **Total** 138,490

Map/Lot: 32-099
Account: 763 Card: 1 of 1 Location: 21 MECHANIC ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Level-slighty sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2033		
Reference 1			
Reference 2			
Bldg Codes	2		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Sale Data

Sale Date	02/27/2002
Sale Price	85,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	100%		32,533
Total Acres 0.24					Land Total	32,533

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	704 Sqft	Grade C 112	Base	100,671
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-513
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,242
Attic	Floor & Stairs			Attic	2,162
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,189
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2002	Typical	Typical	Above Average	Typical	106,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	63,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	550	C 112	25,433	Avg+	60%	100%	100%	15,260
Attic , Finished	1880	550	C 112	7,847	Avg+	60%	100%	100%	4,708
Basement, Unfin.	1880	550	C 112	5,078	Avg+	60%	100%	100%	3,047
Deck(s) wd. fr.	1880	72	C 112	806	Avg+	60%	100%	100%	484
2,233 SFLA						Outbuilding Total			23,499

Accpt Land 32,530 **Accepted Bldg** 87,320 **Total** 119,850

Name: DOLIBER, DEBORAH J

Map/Lot: 32-101

Account: 971 Card: 1 of 1 Location: 17 MECHANIC ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2050
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Sale Data

Sale Date	05/10/2012
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	95%	Unimproved	20,924
Total Acres 0.11					Land Total	20,924

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	660 Sqft	Grade C 102	Base	71,429
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-438
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,575
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,909
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-761
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Above Average	Typical	73,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	44,228

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	299	C 102	13,863	Avg+	60%	100%	100%	8,318
Attic, Unfinished	1890	299	C 102	1,323	Avg+	60%	100%	100%	794
Deck(s) wd. fr.	2012	154	C 110	1,695	Avg.	92%	100%	100%	1,559
1,289 SFLA						Outbuilding Total			10,671

Accpt Land 20,920 **Accepted Bldg** 54,900 **Total** 75,820

Map/Lot: 32-102
Account: 479 Card: 1 of 1 Location: 15 MECHANIC ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2055		
Reference 1	16: "seasonal home" - May 1--fall		
Reference 2			
Bldg Codes	2		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Sale Data

Sale Date	08/15/2002
Sale Price	90,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	ACRES-Dev. Lot (Fract.)	42,000.00	35,140	95%	Unimproved	33,383
Total Acres 0.28					Land Total	33,383

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,064 Sqft	Grade C 123	Base	143,713
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-851
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-2,212
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,756
Attic	Floor & Stairs			Attic	3,065
FirePlaces	1			Fireplace	6,396
Insulation	Capped only			Insulation	-1,974
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1888	1987	Typical	Typical	Above Average	Typical	153,893

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	92,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1987	114	C 100	1,141	Avg.	78%	100%	100%	890
2,128 SFLA						Outbuilding Total			890

Accpt Land	33,380	**Accepted Bldg**	93,230	**Total**	126,610

Map/Lot: 32-103
Account: 2555 Card: 1 of 1 Location: 11 MECHANIC ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2068
Reference 1	
Reference 2	.08 ac. paved
Bldg Codes	45
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 X 111	$/FF -REGULAR LOT	650.00	76,700	70%	Multi-Fact	53,690
Total Acres 0.29					Land Total	53,690

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	800 Sqft	Grade C 124	Base	130,219
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-774
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,095
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,124
Attic	Full finished			Attic	12,638
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,496
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1983	Typical	Typical	Very Good	Typical	151,161

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	120,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1880	48	C 124	1,885	V.G.	80%	100%	100%	1,508
1 Story, wd. fr.	1880	700	C 124	34,913	V.G.	80%	95%	100%	26,534
Basement, Unfin.	1880	800	C 124	7,873	V.G.	80%	95%	100%	5,983
Porch(es) open wd. fr.	2013	256	C 110	5,392	Avg.	92%	100%	100%	4,961
Canopy, wd. fr.	2015	100	C 100	601	Avg.	93%	100%	100%	559
2,300 SFLA						Outbuilding Total			39,545

Accpt Land 53,690 **Accepted Bldg** 160,470 **Total** 214,160

Name: BANGOR SAVINGS BANK
ATTN: ACCOUNTING DEPT
Map/Lot: 32-104
Account: 153 Card: 1 of 1
Location: 89 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2081		
Reference 1	contact: Matt LeClair, email 9/14		
Reference 2	1/4 acre paved		
Bldg Codes	31		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	05/04/2007
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
138 X 145	$/FF -REGULAR LOT	650.00	108,013	82%	Unimproved	88,571
Total Acres 0.46					Land Total	88,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bank Building	1991	2555	C 110	418,782	Avg+	84%	100%	100%	351,777
DRIVE-UP CANOPY	1991	384	B 100	16,598	Avg+	84%	100%	100%	13,942
Porch(es) open wd. fr.	1991	222	A 100	7,259	Avg+	85%	100%	100%	6,170
								Outbuilding Total	371,889

Accpt Land	88,570	**Accepted Bldg**	371,890	**Total**	460,460

Map/Lot: 32-105
Account: 1979 Card: 1 of 1 Location: 85 MAIN ST

Neighborhood 17 Neighborhood 17

Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2093

Reference 1	B3759, p184 = parklot agreem't w/town		
Reference 2	SLIVER FROM BS BANK & FRETZ		
Bldg Codes	32		
X Coordinate	0	Y Coordinate	0
Exemption(s)	10 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
047 X 123	$/FF -REGULAR LOT	650.00	33,882	100%		33,882
6,555	SF -REAR LAND	4.50	29,498	100%		29,498
630	SF -Rear Land	2.25	1,418	100%		1,418
Total Acres 0.29				Land Total		64,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Commercial Bldg(s)	0			- - - - S O U N D V A L U E - - - -					1,066,000
							Outbuilding Total		1,066,000

Accpt Land 64,800 **Accepted Bldg** 1,066,000 **Total** 1,130,800

Map/Lot: 32-106
Account: 2258 Card: 1 of 1 Location: 83 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2115		
Reference 1	Long tim fam. No SP.		
Reference 2	1 APT		
Bldg Codes	45		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	17

Sale Data

Sale Date	03/12/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
020 X 070	$/FF -REGULAR LOT	650.00	10,877	100%		10,877
Total Acres 0.03					Land Total	10,877

Dwelling Description / **Replacement Cost New**

Retail w/ Apartment(s)	Two Story	1,200 Sqft	Grade C 100	Base	153,698
Exterior	Brick/Stone	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Built-up/rubber	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	2,400	Insulation	-1,810
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1999	Typical	Typical	Above Average	Typical	152,980

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	None	60%	90%	100%	82,609

Accpt Land 10,880 **Accepted Bldg** 82,610 **Total** 93,490

Map/Lot: 32-107
Account: 762 Card: 1 of 1 Location: 6 ELM ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2113
Reference 1	
Reference 2	
Bldg Codes	45
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	07/01/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
034 X 042	$/FF -REGULAR LOT	650.00	14,322	100%		14,322
Total Acres 0.03					Land Total	14,322

Dwelling Description / **Replacement Cost New**

Residential w/ Comm.	Two Story	1,440 Sqft	Grade B 105	Base	212,607
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,307
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat pump	Heat	16,731
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,921
Attic	None, no access/use			Attic	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	2004	Typical	Typical	Very Good	Typical	231,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	185,562

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1900	24	C 120	3,206	Avg.	50%	100%	100%	1,603
Deck(s) wd. fr.	2008	80	C 120	962	Avg.	89%	100%	100%	856
Canopy, wd. fr.	2008	40	C 100	239	Avg.	89%	100%	100%	213
2,880 SFLA						Outbuilding Total			2,672

Accpt Land 14,320 **Accepted Bldg** 188,230 **Total** 202,550

Name: FRETZ, WILLIAM F, II
FRETZ, MARIAN J
Map/Lot: 32-108
Account: 1063 Card: 1 of 1 Location: 20 ELM ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2070
Reference 1	
Reference 2	Captain W. H. Spring house, historic
Bldg Codes	56
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	ACRES-Dev. Lot (Fract.)	42,000.00	49,695	98%	Unimproved	48,701
Total Acres 0.56					Land Total	48,701

Dwelling Description / Replacement Cost New

Rebuilt Older Home	Two Story	1,108 Sqft	Grade B 100	Base	159,779
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-958
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	4,598
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,490
Attic	None, no access/use			Attic	0
FirePlaces	3			Fireplace	13,832
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1987	Typical	Typical	Excellent	Typical	179,741

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	99%	100%	151,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1987	584	B 110	35,027	Avg+	83%	90%	100%	26,165
Porch(es) open wd. fr.	1830	180	B 110	5,364	Avg+	60%	100%	100%	3,218
Porch(es) open wd. fr.	1830	185	B 110	5,481	Avg+	60%	100%	100%	3,289
1 Story, wd. fr.	1999	1040	B 110	59,259	Avg.	84%	90%	100%	44,800
Basement, Unfin.	1999	1040	B 100	10,761	Avg.	84%	90%	100%	8,135
Attic, Unfinished	1999	1040	B 100	3,266	Avg.	84%	90%	100%	2,469
1 Story, wd. fr.	1999	264	B 110	18,023	Avg.	84%	90%	100%	13,625
Bay Window(s) wd. fr.	1830	15	B 100	881	Exc.	85%	100%	100%	749
Deck(s) wd. fr.	1999	80	C 120	962	Avg.	84%	100%	100%	808
4,119 SFLA							Outbuilding Total		103,258

Accpt Land 48,700 **Accepted Bldg** 254,510 **Total** 303,210

Name: LALONDE, JOHN
LALONDE, MILISSA
Map/Lot: 32-109
Account: 1618 Card: 1 of 1 Location: 26 ELM ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2060
Reference 1	
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17					Land Total	27,381

Dwelling Description / Replacement Cost New

Colonial/Traditional	One & 1/2 Story	910 Sqft	Grade C 118	Base	100,498
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-698
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,513
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,627
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-838
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Typical	108,102

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	64,213

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1965	480	C 118	11,874	Avg+	74%	0%	100%	0
1 Story, wd. fr.	1850	375	C 118	19,295	Avg+	60%	99%	100%	11,461
1 Story, wd. fr.	1850	660	C 118	31,509	Avg+	60%	99%	100%	18,716
Basement, Unfin.	1850	375	C 118	3,853	Avg+	60%	99%	100%	2,289
Basement, Unfin.	1850	660	C 118	6,292	Avg+	60%	99%	100%	3,737
Porch(es) open wd. fr.	1850	175	C 118	4,230	Avg+	60%	99%	100%	2,513
Porch(es) open wd. fr.	1850	25	C 118	1,352	Avg+	60%	99%	100%	803
Porch(es) open wd. fr.	1850	32	C 118	1,487	Avg+	60%	99%	100%	883
Attic, Unfinished	1850	375	C 118	1,672	Avg+	60%	99%	100%	993
Patio	2015	192	C 100	1,154	Avg.	93%	100%	100%	1,073
2,400 SFLA							Outbuilding Total		42,468

Accpt Land 27,380 **Accepted Bldg** 106,680 **Total** 134,060

Map/Lot: 32-110
Account: 1884 Card: 1 of 1 Location: 28 ELM ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2045
Reference 1	
Reference 2	
Bldg Codes	28
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	ACRES-Dev. Lot (Fract.)	42,000.00	34,507	125%	Improvemen	43,133
Total Acres 0.27					Land Total	43,133

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	2,072 Sqft	Grade C 117	Base	225,007
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water	Cooling	100% None	Heat	-4,412
Rooms	15	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	5,476
Attic	1/4 Finished			Attic	7,753
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-3,656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1984	Typical	Typical	Above Average	Typical	228,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Superadequate	None	60%	75%	100%	102,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Attic , Finished	1984	775	C 100	9,875	Avg.	76%	75%	100%	5,629
1 Story, wd. fr.	1998	1023	C 100	39,887	Avg.	84%	75%	100%	25,129
Garage, wd. fr.	1998	1023	C 100	18,533	Avg.	84%	100%	100%	15,568
Barn, 1s wd. fr.	1880	775	C 100	16,965	Avg.	50%	100%	100%	8,482
Porch(es) open wd. fr.	1880	96	C 110	2,532	Avg.	50%	100%	100%	1,266
1 Story, wd. fr.	1986	1500	C 115	65,796	Avg.	77%	100%	100%	50,663
Shed(s) wd. fr.	1880	288	C 100	3,461	Avg.	50%	90%	100%	1,557
Slab/Crawl Sp.	1986	1500	C 115	8,746	Avg.	77%	100%	100%	6,734
7,055 SFLA							Outbuilding Total		115,028

Accpt Land 43,130 **Accepted Bldg** 217,890 **Total** 261,020

Name: MAGUIRE, EDWIN J
MAGUIRE, KATHLEEN S
Map/Lot: 32-111
Account: 1744 Card: 1 of 1 Location: 90 FRANKLIN ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2035		
Reference 1			
Reference 2			
Bldg Codes	5		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Sale Data

Sale Date	04/28/1987
Sale Price	35,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	42,000.00	23,004	98%	Unimproved	22,544
Total Acres 0.12					Land Total	22,544

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	999 Sqft	Grade C 100	Base	135,386
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-649
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-3,377
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	4		
Baths	5	Half Baths	0	Plumbing	18,720
Attic	Full finished			Attic	12,727
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1987	Typical	Typical	Good	Typical	162,807

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	113,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1890	513	C 100	21,364	Good	70%	95%	100%	14,207
Basement, Unfin.	1890	513	C 100	4,267	Good	70%	100%	100%	2,987
1 Story, wd. fr.	1890	48	C 100	4,475	Good	70%	95%	100%	2,975
1 Story, wd. fr.	1890	192	C 100	9,703	Good	70%	95%	100%	6,452
Attic , Finished	1890	513	C 100	6,536	Good	70%	75%	100%	3,431
3,007 SFLA						Outbuilding Total			30,052

Accpt Land 22,540 **Accepted Bldg** 144,020 **Total** 166,560

Map/Lot: 32-112
Account: 11 Card: 1 of 1 Location: 61 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1931
Reference 1	
Reference 2	permit for 2nd bathroom
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	08/21/2014
Sale Price	87,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	100%		32,533
Total Acres 0.24				Land Total		32,533

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	725 Sqft	Grade C 110	Base	59,388
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/4 Bsmnt	Basement	-4,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,244
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	10,160
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	Good	Typical	66,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	45,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1995	300	C 110	7,979	Avg+	86%	100%	100%	6,862
1 Story, wd. fr.	1995	144	C 117	9,313	Avg+	86%	95%	100%	7,609
Patio	2000	340	C 117	2,389	Avg+	88%	100%	100%	2,102
Slab/Crawl Sp.	1995	144	C 117	855	Avg+	86%	100%	100%	735
Shed(s) wd. fr.	2015	100	C 100	1,201	Avg.	93%	50%	100%	558
869 SFLA						Outbuilding Total			17,866

Accpt Land	32,530	**Accepted Bldg**	63,820	**Total**	96,350

Map/Lot: 32-114
Account: 696 Card: 1 of 1 Location: 57 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1949
Reference 1	HS off at sale
Reference 2	Sold w/ 32-113 for 152k
Bldg Codes	3
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	06/30/2017
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	ACRES-Dev. Lot (Fract.)	42,000.00	40,937	100%		40,937
0.15	ACRES-Road Frontage	20,000.00	3,000	100%		3,000
0.10	ACRES-Rear land: 1st 5ac.	5,000.00	500	100%		500
Total Acres 0.63					Land Total	44,437

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,070 Sqft	Grade C 113	Base	143,381
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-786
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	3,772
Rooms	12	Extras	Add'l Heat 1		
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	10,577
Attic	Full finished			Attic	15,404
FirePlaces	1			Fireplace	5,876
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1998	Typical	Typical	Above Average	Typical	178,224

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	106,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1998	224	C 110	11,952	Avg.	84%	90%	100%	9,036
Deck(s) wd. fr.	1998	252	C 110	2,774	Avg.	84%	100%	100%	2,330
Slab/Crawl Sp.	1998	224	C 110	1,248	Avg.	84%	100%	100%	1,048
Deck(s) wd. fr.	1998	224	C 110	2,467	Avg.	84%	100%	100%	2,072
1 Story, wd. fr.	1890	80	C 113	6,370	Avg+	60%	100%	100%	3,822
Garage, wd. fr.	1950	330	D 130	6,726	Avg.	57%	100%	100%	3,834
Shed(s) wd. fr.	2014	150	D 130	1,570	Avg.	93%	100%	100%	1,460
2,444 SFLA							Outbuilding Total		23,602

Accpt Land 44,440 **Accepted Bldg** 130,540 **Total** 174,980

Name: NESLUSAN, MARK A
Neslusan, Kathleen M
Map/Lot: 32-115
Account: 1959 Card: 1 of 1
Location: 51 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1973

Sale Data

Sale Date	06/11/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Related Parties

Reference 1	Added 32-286 for $5k 1/15.
Reference 2	House on historic tour
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	42,000.00	35,762	95%	Unimproved	33,974
0.29	ACRES-Road Frontage	20,000.00	5,800	100%		5,800
Total Acres 0.58					Land Total	39,774

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	792 Sqft	Grade C 118	Base	103,490
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-607
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,916
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,313
Attic	Floor & Stairs			Attic	2,440
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,409
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2012	Typical	Typical	Above Average	Typical	110,143

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	65,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1820	300	C 118	16,078	Avg+	60%	99%	100%	9,551
Attic , Finished	1820	300	C 118	4,511	Avg+	60%	99%	100%	2,680
Basement, Unfin.	1983	300	C 118	3,211	Avg+	60%	99%	100%	1,908
Deck(s) wd. fr.	2015	180	C 120	2,163	Avg.	93%	100%	100%	2,012
Garage, wd. fr.	2015	672	C 120	15,668	Avg.	93%	100%	100%	14,571
Conc. Slab	2015	112	C 120	525	Avg.	93%	100%	100%	488
Canopy, wd. fr.	2015	24	C 120	174	Avg.	93%	100%	100%	162
2,034 SFLA							Outbuilding Total		31,372

Accpt Land	39,770	**Accepted Bldg**	96,800	**Total**	136,570

Name: MCMILLAN, JOSEPH L

Map/Lot: 32-116

Account: 2562 Card: 1 of 1 Location: 49 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1996

Sale Data

Sale Date	01/31/2007
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Garage is shared		
Reference 2	former "GED Learning Center"		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	ACRES-Dev. Lot (Fract.)	42,000.00	17,570	95%	Unimproved	16,691
Total Acres 0.07					Land Total	16,691

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 3/4 Story	392 Sqft	Grade C 110	Base	62,204
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-569
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	Typical	Typical	Very Good	Typical	61,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	49,308

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1915	220	C 110	6,607	V.G.	80%	100%	100%	5,286
Shed(s) wd. fr.	1915	238	C 110	3,146	V.G.	80%	100%	100%	2,517
Slab/Crawl Sp.	1915	238	C 110	1,326	V.G.	80%	100%	100%	1,061
Porch(es) encl. wd. fr.	1915	96	C 110	4,633	V.G.	80%	100%	100%	3,706
686 SFLA						Outbuilding Total			12,570

Accpt Land	16,690	**Accepted Bldg**	61,880	**Total**	78,570

Name: GLIDDEN, DAVID F
GLIDDEN, ROBIN JT
Map/Lot: 32-117
Account: 1116 Card: 1 of 1 Location: 47 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2003
Reference 1	Both sides of duplex...
Reference 2	formerly accts 1116 & 1117
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	98%	Unimproved	26,833
Total Acres 0.17					Land Total	26,833

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,460 Sqft	Grade C 100	Base	146,490
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-949
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-4,555
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,616
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,202
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Typical	144,400

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	85,774

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1850	216	C 100	5,944	Avg.	50%	90%	100%	2,675
Garage, wd. fr.	1850	220	C 110	6,607	Avg+	60%	100%	100%	3,964
Porch(es) open wd. fr.	1850	48	C 100	1,521	Avg+	60%	99%	100%	904
Bay Window(s) wd. fr.	1850	10	C 100	442	Avg+	60%	99%	100%	262
Porch(es) open wd. fr.	1850	25	C 100	1,147	Avg+	60%	99%	100%	681
2,930 SFLA							Outbuilding Total		8,486

Accpt Land 26,830 **Accepted Bldg** 94,260 **Total** 121,090

Name: KINSTLER, BARRON C
GOULDING, CECILY TC
Map/Lot: 32-118
Account: 1590 Card: 1 of 1 Location: 41 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2015
Reference 1	Peach House/Octagon House historic
Reference 2	Long time in fam. No SP.
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	09/02/2008
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	100%		28,174
Total Acres 0.18				Land Total		28,174

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,067 Sqft	Grade C 120	Base	140,477
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Composition Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,862
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,931
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	0	Typical	Typical	Above Average	Typical	145,576

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	86,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1845	42	C 120	3,669	Avg+	60%	99%	100%	2,179
Porch(es) open wd. fr.	1845	120	C 120	3,229	Avg+	60%	99%	100%	1,918
2,134 SFLA						Outbuilding Total			4,097

Accpt Land	28,170	**Accepted Bldg**	90,570	**Total**	118,740

Name: MASONIC TEMPLE ASSOC
Felicity Lodge No. 19, Charity Fund Trustees
Map/Lot: 32-119
Account: 1784 Card: 1 of 1
Location: 83 FRANKLIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1784
Reference 1	fka: The Spofford School
Reference 2	Built 1925?
Bldg Codes	77
X Coordinate	0
Y Coordinate	0
Exemption(s)	7 0 0
Land Schedule	17

Sale Data

Sale Date	05/11/1971
Sale Price	6,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 165	$/FF -REGULAR LOT	650.00	68,465	100%	Improvemen	68,465
Total Acres 0.31					Land Total	68,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Rel. Assembly,	1925	2500	C 110	234,091	Avg.	50%	75%	100%	87,784
Entry Enclosure(s)	1925	72	C 120	1,747	Avg.	50%	100%	100%	874
Porch, Encl. Masonry	1925	50	C 130	4,615	Avg.	50%	100%	100%	2,308
Bsmnt, Finished	1925	2500	C 100	82,745	Avg.	50%	90%	100%	37,235
								Outbuilding Total	128,201

Accpt Land	68,470	**Accepted Bldg**	128,200	**Total**	196,670

Map/Lot: 32-120
Account: 1151 Card: 1 of 1 Location: 77 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2043
Reference 1	
Reference 2	AG died 1/5/2014
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	95%	Topography	34,554
0.13	ACRES-Road Frontage	20,000.00	2,600	100%		2,600
Total Acres 0.43					Land Total	37,154

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,420 Sqft	Grade C 108	Base	140,886
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-997
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-5,184
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,054
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,616
Insulation	Capped only			Insulation	-2,313
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	0	Typical	Typical	Above Average	Typical	143,062

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	85,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Porch(es) open wd. fr.	1845	125	C 108	2,993	Avg+	60%	100%	100%	1,796
Shed(s) wd. fr.	1845	818	D 105	6,913	Avg+	60%	100%	100%	4,148
Porch(es) open wd. fr.	1845	55	C 108	1,765	Avg+	60%	100%	100%	1,059
2,840 SFLA						Outbuilding Total			7,003

Accpt Land 37,150 **Accepted Bldg** 92,840 **Total** 129,990

Name: Storms, William F

Map/Lot: 32-121

Account: 2400 Card: 1 of 1 Location: 12 BUCKLEY LANE

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2022
Reference 1	Linda Swift released 7-18
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	07/14/2015
Sale Price	42,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	ACRES-Dev. Lot (Fract.)	42,000.00	34,507	75%	Multi-Fact	25,880
Total Acres 0.27					Land Total	25,880

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,110 Sqft	Grade C 95	Base	101,656
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-2,330
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-823
Foundation	Brick/Stone Walls	Basement	Dry Bm CrawlSp	Basement	-5,045
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	50% Heat pump	Heat	292
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,446
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	4,940
Insulation	Capped only			Insulation	-1,193
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2017	Old style	Old style	Average	Typical	101,943

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	97%	100%	49,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Shed, wd. fr.	1880	220	C 100	3,861	Avg+	60%	90%	100%	2,085
Shed(s) wd. fr.	1995	120	D 120	1,160	Avg.	82%	100%	100%	951
Porch(es) open wd. fr.	1880	28	C 100	1,196	Avg+	60%	100%	100%	718
1,665 SFLA						Outbuilding Total			3,754

Accpt Land	25,880	**Accepted Bldg**	53,200	**Total**	79,080

Name: PETERSEN, RICHARD L
Petersen, Susan A JT
Map/Lot: 32-122
Account: 977 Card: 1 of 1 Location: 11 Buckley Lane

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2018
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Sale Data

Sale Date	11/10/2016
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.29	ACRES-Secondary ac.	8,300.00	2,407	100%		2,407
Total Acres 0.69					Land Total	44,407

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,019 Sqft	Grade C 120	Base	110,121
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-954
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-795
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,616
Attic	Full finished			Attic	15,578
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,383
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Typical	Typical	Good	Typical	128,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	88,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1.5S Garage, wd. fr.	1810	660	B 100	19,323	Good	70%	95%	100%	12,850
Porch(es) encl. wd. fr.	1810	91	C 120	4,927	Good	70%	99%	100%	3,415
Porch(es) open wd. fr.	1810	410	C 120	8,887	Good	70%	99%	100%	6,159
Shed(s) wd. fr.	2010	96	C 90	1,037	Avg.	91%	100%	100%	944
1,528 SFLA						Outbuilding Total			23,368

Accpt Land 44,410 **Accepted Bldg** 112,200 **Total** 156,610

Name: New Communities, Inc.*
FRIENDSHIP HOUSE (aka) Map/Lot: 32-123
Account: 1844 Card: 1 of 1 Location: 75 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2067

Sale Data

Sale Date	06/30/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	*a Maine non-profit Corp.		
Reference 2	No. Units? Historic f5		
Bldg Codes	45		
X Coordinate	0	Y Coordinate	0
Exemption(s)	7 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	ACRES-Dev. Lot (Fract.)	42,000.00	42,522	100%		42,522
Total Acres 0.41					Land Total	42,522

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,371 Sqft	Grade C 117	Base	148,725
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-1,043
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	8,761
Attic	Full finished			Attic	20,436
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1987	ComKit	Typical	Above Average	Typical	174,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	101%	100%	105,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy, wd. fr.	2005	144	C 100	866	Avg.	88%	100%	100%	762
Garage, wd. fr.	1920	576	C 117	13,525	Avg+	60%	101%	100%	8,196
1 Story, wd. fr.	1920	168	C 117	10,332	Avg+	60%	101%	100%	6,261
2 Story, wd. fr.	1920	120	C 117	14,513	Avg+	60%	101%	100%	8,795
Porch(es) encl. wd. fr.	1920	90	C 117	4,779	Avg+	60%	101%	100%	2,896
Porch(es) open wd. fr.	1920	42	C 117	1,667	Avg+	60%	101%	100%	1,010
Screen Porch	1920	84	C 117	2,699	Avg+	60%	101%	100%	1,635
Deck(s) wd. fr.	1920	342	C 117	4,007	Avg+	60%	101%	100%	2,428
Bay Window(s) wd. fr.	1920	49	C 117	2,535	Avg+	60%	101%	100%	1,536
3,199 SFLA							Outbuilding Total		33,519

Accpt Land	42,520	**Accepted Bldg**	139,240	**Total**	181,760

Map/Lot: 32-124
Account: 1047 Card: 1 of 1 Location: 71 FRANKLIN ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography			
Utilities	Unknown-Unknown-		
Street	0		
0	2082		
Reference 1	Peter Remick: property sold before 4/1/19		
Reference 2	Hugh Sinclair-- bought after 4-1-19		
Bldg Codes	71		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	05/23/2019
Sale Price	500
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Buyer
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
Total Acres 0.25				Land Total		33,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Rel. Assembly, wd. fr.	1839	3852	E 100	114,884	Fair	30%	100%	100%	34,465
1 Story, wd. fr.	1935	384	C 100	16,676	Avg.	50%	50%	100%	4,169
384 SFLA						Outbuilding Total			38,634

Accpt Land	33,200	**Accepted Bldg**	38,630	**Total**	71,830

Map/Lot: 32-125
Account: 14 Card: 1 of 1 Location: 69 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2094

Sale Data

Sale Date	12/31/1985
Sale Price	47,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	-32-125
Reference 2	8/15: owner wants to make 2 townhouses
Bldg Codes	4
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	100%		32,533
Total Acres 0.24				Land Total		32,533

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,050 Sqft	Grade C 90	Base	120,318
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-614
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	12,636
Attic	Floor & Stairs			Attic	2,223
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-3,522
Unfin. Living Area	2%			Unfinished	-786

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Below Average	Typical	130,255

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	40%	83%	100%	43,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1880	580	C 90	37,482	Avg-	40%	83%	100%	12,444
Basement, Unfin.	1880	580	C 90	4,277	Avg-	40%	83%	100%	1,420
Porch(es) open wd. fr.	1880	138	C 90	2,686	Avg-	40%	83%	100%	891
2 Story, wd. fr.	1880	600	C 90	38,626	Avg-	40%	83%	100%	12,824
Shed(s) wd. fr.	1880	320	C 90	3,458	Fair	30%	50%	100%	518
Shed(s) wd. fr.	1880	750	C 90	8,107	Fair	30%	50%	100%	1,216
Deck(s) wd. fr.	2003	96	C 90	866	Avg.	87%	100%	100%	753
4,418 SFLA						Outbuilding Total			30,066

Accpt Land	32,530	**Accepted Bldg**	73,310	**Total**	105,840

Name: WOODWARD, BRENDA J

Map/Lot: 32-126

Account: 2877 Card: 1 of 1 Location: 36 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2063

Sale Data

Sale Date	12/13/1996
Sale Price	103,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	Son Ryan		
Reference 2	foreclosed 5-22-12		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Topography	39,900
0.14	ACRES-Road Frontage	20,000.00	2,800	100%		2,800
Total Acres 0.54					Land Total	42,700

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,524 Sqft	Grade C 100	Base	137,529
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,755
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	None, no access/use			Attic	0
FirePlaces	3			Fireplace	10,400
Insulation	Minimal			Insulation	-3,170
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1803	0	Typical	Typical	Above Average	Typical	150,395

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	60%	94%	100%	84,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1803	30	C 100	6,682	Avg+	60%	94%	100%	3,768
Porch(es) open wd. fr.	1803	100	C 100	2,366	Avg+	60%	94%	100%	1,335
Garage, wd. fr.	1803	440	C 100	9,438	Avg+	60%	94%	100%	5,323
3,108 SFLA						Outbuilding Total			10,426

Accpt Land	42,700	**Accepted Bldg**	95,250	**Total**	137,950

Name: WING, DONALD
WING, GEORGIA
Map/Lot: 32-127
Account: 2834 Card: 1 of 1 Location: 42 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2047
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	42,000.00	38,722	100%		38,722
Total Acres 0.34					Land Total	38,722

Dwelling Description / Replacement Cost New

Colonial/Traditional	One & 1/2 Story	756 Sqft	Grade C 105	Base	79,634
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,238
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1995	Typical	Typical	Good	Typical	78,396

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	54,877

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1920	91	C 105	2,332	Good	70%	100%	100%	1,632
1 Story, wd. fr.	1920	98	C 105	6,604	Good	70%	100%	100%	4,623
Basement, Unfin.	1920	98	C 100	1,256	Avg.	50%	100%	100%	628
Garage, wd. fr.	1920	330	C 100	7,722	Avg.	50%	100%	100%	3,861
Garage, wd. fr.	1991	320	C 100	7,566	Good	89%	100%	100%	6,734
1,232 SFLA							Outbuilding Total		17,478

Accpt Land 38,720 **Accepted Bldg** 72,360 **Total** 111,080

Map/Lot: 32-128
Account: 2025 Card: 1 of 1 Location: 46 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2020
Reference 1	5-18: sent pov abate app.
Reference 2	old paved drive
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	11/26/2001
Sale Price	69,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	ACRES-Dev. Lot (Fract.)	42,000.00	38,148	97%	Unimproved	37,004
Total Acres 0.33					Land Total	37,004

Dwelling Description / **Replacement Cost New**

Conventional	One Story	572 Sqft	Grade C 110	Base	50,910
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,016
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	Above Average	Typical	58,926

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	36,534

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1938	384	C 110	18,343	Avg+	62%	100%	100%	11,373
Basement, Unfin.	1938	384	C 110	3,663	Avg+	62%	100%	100%	2,271
Porch(es) encl. wd. fr.	1938	96	C 110	4,633	Avg+	62%	100%	100%	2,872
Deck(s) wd. fr.	1938	98	C 110	1,079	Avg+	62%	100%	100%	669
Shed(s) wd. fr.	1938			- - - - S O U N D	V A L U E - - - -				500
956 SFLA							Outbuilding Total		17,685

Accpt Land	37,000	**Accepted Bldg**	54,220	**Total**	91,220

Map/Lot: 32-129
Account: 216 Card: 1 of 1 Location: 48 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2004

Sale Data

Sale Date	12/21/2018
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	HS off at move,		
Reference 2	easement from Gardner Commons 5587-317		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	95%	Unimproved	31,544
Total Acres 0.25					Land Total	31,544

Dwelling Description **Replacement Cost New**

Bungalow/Craftsman	One Story	792 Sqft	Grade C 100	Base	56,950
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-597
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Above Average	Typical	56,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	35,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1940	300	C 100	7,254	Avg+	63%	50%	100%	2,285
Porch(es) encl. wd. fr.	1940	49	C 100	3,206	Avg+	63%	100%	100%	2,020
Porch(es) encl. wd. fr.	1940	184	C 100	6,094	Avg+	63%	100%	100%	3,839
792 SFLA						Outbuilding Total			8,144

Accpt Land	31,540	**Accepted Bldg**	43,650	**Total**	75,190

Map/Lot: 32-130
Account: 2802 Card: 1 of 1 Location: 52 CENTRAL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	10/24/2014
Topography	Gently sloping-rolling-	Sale Price	28,630
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Other
0	1990	Verified	Public Record
		Validity	Liquidation

Sale Data

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
Total Acres 0.25				Land Total		33,204

Dwelling Description **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	936 Sqft	Grade C 100	Base	86,742
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,460
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2017	Typical	Typical	Above Average	Typical	85,282

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	63%	85%	100%	45,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1940	333	C 100	3,999	Avg+	63%	95%	100%	2,393
Porch(es) encl. wd. fr.	1940	208	C 110	7,270	Avg.	51%	100%	100%	3,708
Bay Window(s) wd. fr.	1940	12	B 100	705	Avg+	63%	100%	100%	444
Basement, Unfin.	1940	12	C 110	697	Avg.	51%	100%	100%	355
1,416 SFLA						Outbuilding Total			6,900

Accpt Land 33,200 **Accepted Bldg** 52,570 **Total** 85,770

Map/Lot: 32-131
Account: 1445 Card: 1 of 1 Location: 54 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1984
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17					Land Total	27,381

Dwelling Description / Replacement Cost New

Conventional	Two Story	360 Sqft	Grade C 117	Base	68,209
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,314
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-635
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2004	Typical	Typical	Very Good	Typical	68,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	99%	100%	54,559

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1920	84	C 117	6,763	V.G.	80%	99%	100%	5,356
Garage, wd. fr.	1978	336	C 100	7,816	Avg+	79%	95%	100%	5,866
Shed(s) wd. fr.	1920			- - - - S O U N D	V A L U E - - - -				400
Porch(es) open wd. fr.	1920	24	C 117	1,323	V.G.	80%	99%	100%	1,047
2 Story, wd. fr.	2008	216	C 110	20,358	Avg.	89%	100%	100%	18,119
1,236 SFLA							Outbuilding Total		30,788

Accpt Land 27,380 **Accepted Bldg** 85,350 **Total** 112,730

Name: KEENE, DOUGLAS L
Keene, Nancy E JT
Map/Lot: 32-132
Account: 132 Card: 1 of 1 Location: 56 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1962
Reference 1	
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Sale Data

Sale Date	08/22/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	ACRES-Dev. Lot (Fract.)	42,000.00	40,394	100%		40,394
Total Acres 0.37					Land Total	40,394

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	754 Sqft	Grade C 101	Base	94,565
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-2,515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	945
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,252
Insulation	Capped only			Insulation	-1,148
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	97,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	57,677

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	91	C 101	6,094	Avg+	60%	99%	100%	3,619
Basement, Unfin.	1930	91	C 101	1,219	Avg+	60%	99%	100%	724
1 Story, wd. fr.	2006	364	C 100	15,951	Avg.	88%	90%	100%	12,633
Porch(es) open wd. fr.	1930	91	C 101	2,244	Avg+	60%	99%	100%	1,333
Garage, wd. fr.	1986	528	C 101	10,920	Avg+	82%	100%	100%	8,954
1 Story, wd. fr.	1986	528	C 101	22,126	Avg+	82%	100%	100%	18,143
Slab/Crawl Sp.	2006	364	C 100	1,846	Avg.	88%	100%	100%	1,624
2,491 SFLA							Outbuilding Total		47,030

Accpt Land 40,390 **Accepted Bldg** 104,710 **Total** 145,100

Name: Bucksport, Town (FR ST PK LOT)
FRANKLIN ST PARKING-HENDERSON
Map/Lot: 32-133
Account: 1366 Card: 1 of 1
Location: 0 FRANKLIN ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	Electricity at lot-All Public-
Street	Paved
0	2102
Reference 1	House demo'd 2002 for town portion
Reference 2	of the big paved parking lot
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 13

Sale Data

Sale Date	02/20/2003
Sale Price	13,500
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
Total Acres 0.25				Land Total		33,204

Accpt Land 33,200 **Accepted Bldg** 0 **Total** 33,200

Name: ELM ST. CONG. CHURCH
RONALD N FORTHMAN, TREAS
Map/Lot: 32-134
Account: 984 Card: 1 of 1 Location: 31 ELM ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2064
Reference 1	historic f5
Reference 2	
Bldg Codes	71
X Coordinate	0 Y Coordinate 0
Exemption(s)	8 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	70,000.00	70,000	125%	Excess Fro	87,500
0.52	ACRES-Road Frontage	20,000.00	10,400	100%		10,400
Total Acres 1.52					Land Total	97,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Rel. Assembly, wd. fr.	0			- - - - S O U N D V A L U E - - - -					100,700
Shed(s) wd. fr.	2011	96	D	0	Avg.	91%	100%	100%	0
							Outbuilding Total		100,700

Accpt Land 97,900 **Accepted Bldg** 100,700 **Total** 198,600

Name: BRANIFF, WILLIAM V
BRANIFF, MARGARET E
Map/Lot: 32-135
Account: 344 Card: 1 of 1 Location: 19 ELM ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2092		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 11 0	Land Schedule	13

Sale Data

Sale Date	03/22/1999
Sale Price	170,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	105%	Improvemen	44,100
0.11	ACRES-Road Frontage	20,000.00	2,200	100%		2,200
Total Acres 0.51					Land Total	46,300

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,254 Sqft	Grade B 100	Base	158,471
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,084
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	13	Extras	Add'l Heat 1		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,224
Attic	Floor & Stairs			Attic	3,708
FirePlaces	1			Fireplace	6,916
Insulation	Capped only			Insulation	-2,515
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Typical	Typical	Above Average	Typical	171,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	103,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1820	378	B 100	38,311	Good	70%	90%	100%	24,136
1 Story, wd. fr.	1986	270	C 100	12,537	Avg.	77%	80%	100%	7,722
Porch(es) open wd. fr.	1820	266	B 100	6,737	Avg+	60%	100%	100%	4,042
Barn, 1s wd. fr.	1820	550	C 100	12,870	Avg.	50%	98%	100%	6,306
Deck(s) wd. fr.	1990	382	C 110	4,207	Avg.	79%	100%	100%	3,324
3,534 SFLA							Outbuilding Total		45,530

Accpt Land 46,300 **Accepted Bldg** 148,560 **Total** 194,860

Name: MONREAL, RAYMOND A
DRAKE, LISA L
Map/Lot: 32-136
Account: 737 Card: 1 of 1 Location: 11 ELM ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	05/25/1999
Sale Price	65,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1			
Reference 2	sp=94k in '17		
Bldg Codes	45		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	ACRES-Dev. Lot (Fract.)	42,000.00	17,570	98%	Unimproved	17,218
Total Acres 0.07					Land Total	17,218

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	812 Sqft	Grade C 95	Base	93,073
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-501
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,407
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,557
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,163
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1985	Typical	Typical	Above Average	Typical	97,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	99%	100%	60,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1940	224	C 95	18,065	Avg+	63%	99%	100%	11,267
Basement, Unfin.	1940	224	C 95	2,062	Avg+	63%	99%	100%	1,286
Garage, wd. fr.	1940	483	D 120	8,128	Avg+	63%	99%	100%	5,070
Porch Roof	1940	12	C 95	226	Avg+	63%	99%	100%	141
2,072 SFLA						Outbuilding Total			17,764

Accpt Land	17,220	**Accepted Bldg**	78,500	**Total**	95,720

Map/Lot: 32-137
Account: 2662 Card: 1 of 1 Location: 79 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN	Sale Date	08/29/2006
Topography	Level-slightly sloping-	Sale Price	0
Utilities	Public Water-Public Sewer-	Sale Type	
Street	Paved	Financing	
0	3132	Verified	
		Validity	

Sale Data

Reference 1			
Reference 2	* to LW 1999 sp=35k = 50k in '16		
Bldg Codes	44		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
020 X 070	$/FF -REGULAR LOT	650.00	10,877	100%		10,877
Total Acres 0.03				Land Total		10,877

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	700 Sqft	Grade C 80	Base	71,668
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-2	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	No Bm CrawlSp	Basement	-2,679
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	0
Attic	3/4 Finished			Attic	5,358
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	1,400	Insulation	-844
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1914	2016	Typical	Typical	Above Average	Typical	73,503

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	None	60%	95%	100%	41,897

Accpt Land	10,880	**Accepted Bldg**	41,900	**Total**	52,780

Name: WAHL, LAWRENCE R

Map/Lot: 32-138

Account: 2659 Card: 1 of 1 Location: 79 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2144
Reference 1	
Reference 2	* to LW 1992 for 25k = 43k in '16
Bldg Codes	44
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	08/29/2006
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
020 X 050	$/FF -REGULAR LOT	650.00	9,192	100%		9,192
Total Acres 0.02				Land Total		9,192

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	665 Sqft	Grade C 70	Base	60,875
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	No Bm CrawlSp	Basement	-2,227
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,310
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	59,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	None	60%	90%	100%	32,377

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1920	0	C 70	520	Avg+	60%	50%	100%	156
1,330 SFLA						Outbuilding Total			156

Accpt Land	9,190	**Accepted Bldg**	32,530	**Total**	41,720

Map/Lot: 32-139
Account: 2661 Card: 1 of 1 Location: 79 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2140		
Reference 1	-32-139		
Reference 2	* to LW 1999 for 45k = 65k in '16		
Bldg Codes	44		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	08/29/2006
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
020 X 090	$/FF -REGULAR LOT	650.00	12,333	100%		12,333
Total Acres 0.04					Land Total	12,333

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,083 Sqft	Grade C 78	Base	92,245
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,789
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,190
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	2,166	Insulation	-1,274
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	90,372

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	None	60%	95%	100%	51,512

Accpt Land	12,330	**Accepted Bldg**	51,510	**Total**	63,840

Map/Lot: 32-140
Account: 2759 Card: 1 of 1 Location: 77 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2128

Sale Data

Sale Date	07/31/2013
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	Nat'l Historic Reg. "Phineas Heywood House"		
Reference 2	3 APTS- /2off		
Bldg Codes	45		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
064 X 182	$/FF -REGULAR LOT	650.00	56,121	100%		56,121
Total Acres 0.27					Land Total	56,121

Dwelling Description

Colonial/Traditional	Two Story	1,080 Sqft	Grade C 120	**Replacement Cost New**	
Exterior	Brick/Stone	Masonry Trim	None	Base	188,389
Dwelling Units	3 OTHER Units-2	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	-842
Heating	100% Electrical	Cooling	0% None	Fin Bsmt	0
Rooms	0	Extras	Add'l Heat 1	Heat	-4,044
Bedrooms	0	Add Fixtures	4		
Baths	3	Half Baths	2	Plumbing	17,971
Attic	Full finished			Attic	16,511
FirePlaces	2			Fireplace	9,360
Insulation	Heavy			Insulation	3,909
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1987	Typical	Typical	Good	Typical	231,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	161,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
2 Story, wd. fr.	1870	272	C 115	25,379	Good	70%	95%	100%	16,877
Slab/Crawl Sp.	1870	560	C 110	3,123	Avg+	60%	95%	100%	1,780
1.5 Story, wd. fr.	1870	288	C 115	22,001	Good	70%	95%	100%	14,631
1.5S Garage, wd. fr.	2012	768	C 115	18,905	Avg.	92%	95%	100%	16,523
Patio	2016	320	C 100	1,921	Avg.	94%	100%	100%	1,806
Pergola	2016	192	C 100	1,063	Avg.	94%	100%	100%	999
Sign Frame	2016	18	B 100	125	Avg.	94%	100%	100%	118
3,136 SFLA						Outbuilding Total			52,734

Accpt Land	56,120	**Accepted Bldg**	214,610	**Total**	270,730

Name: VALLEY, GERARD F
VALLEY, BEVERLY D
Map/Lot: 32-141
Account: 2629 Card: 1 of 1 Location: 75 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2142
Reference 1	$230k 7/89
Reference 2	COMMUNITY PHARMACY '98-comm rental in
Bldg Codes	15
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 182	$/FF -REGULAR LOT	650.00	78,921	100%		78,921
Total Acres 0.38				Land Total		78,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Commercial Bldg(s)	0			- - - - S O U N D V A L U E - - - -					275,732
							Outbuilding Total		275,732

Accpt Land 78,920 **Accepted Bldg** 275,730 **Total** 354,650

Map/Lot: 32-143
Account: 388 Card: 1 of 1 Location: 73 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2162
Reference 1	2 deeds to Brown
Reference 2	5 APTS/2storefronts, apt to off. 2013
Bldg Codes	44
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
035 X 185	$/FF -REGULAR LOT	650.00	30,943	100%		30,943
Total Acres 0.15					Land Total	30,943

Dwelling Description / Replacement Cost New

Residential w/ Comm.	Thre Story	1,425 Sqft	Grade C 103	Base	298,419
Exterior	Brick/Stone	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-3	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-954
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	6,869
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	1		
Baths	5	Half Baths	2	Plumbing	19,282
Attic	Floor & Stairs			Attic	3,147
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-3,320
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	323,443

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	192,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, Masonry	1900	375	C 103	18,530	Avg+	60%	95%	100%	10,562
Porch Roof	1999	30	C 125	504	Avg+	88%	100%	100%	444
Shed(s) wd. fr.	1999	32	D 80	205	Fair	68%	100%	100%	139
Entry Enclosure(s)	1999	24	C 125	1,040	Avg+	88%	100%	100%	915
4,650 SFLA							Outbuilding Total		12,060

Accpt Land 30,940 **Accepted Bldg** 204,190 **Total** 235,130

Name: Bookstacks, Inc.
c/o Andy Lacher
Map/Lot: 32-145
Account: 2214 Card: 1 of 1
Location: 71 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2187
Reference 1	
Reference 2	"Bookstacks"
Bldg Codes	15
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	05/15/2017
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
048 X 105	$/FF -REGULAR LOT	650.00	31,970	100%		31,970
Total Acres 0.12				Land Total		31,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Canopy, wd. fr.	1970	132	AA100	1,586	Good	83%	100%	100%	1,316
Retail Store Building	1970	1760	C 100	128,495	Avg+	74%	100%	100%	95,086
						Outbuilding Total			96,402

Accpt Land	31,970	**Accepted Bldg**	96,400	**Total**	128,370

Map/Lot: 32-146
Account: 1650 Card: 1 of 1 Location: 69 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2197		
Reference 1			
Reference 2			
Bldg Codes	44		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	12/27/2018
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
025 X 095	$/FF -REGULAR LOT	650.00	15,839	100%		15,839
Total Acres 0.05				Land Total		15,839

Dwelling Description / **Replacement Cost New**

Retail w/ Apartment(s)	Two Story	440 Sqft	Grade C 100	Base	77,130
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-343
Foundation	Concrete Walls	Basement	BWetx 3/4 Bsmnt	Basement	-721
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,487
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	Floor & Stairs			Attic	1,518
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-915
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Average	Typical	77,054

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	50%	82%	100%	31,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1999	24	D 100	757	Avg.	84%	100%	100%	636
1 Story, wd. fr.	1900	748	C 120	35,877	Avg.	50%	90%	100%	16,144
1,628 SFLA						Outbuilding Total			16,780

Accpt Land	15,840	**Accepted Bldg**	48,370	**Total**	64,210

Map/Lot: 32-147
Account: 1950 Card: 1 of 1 Location: 67-at MAIN ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Level-slightly sloping-		
Utilities	All Public-Unknown-		
Street	Paved		
0	2171		
Reference 1			
Reference 2	Parking Lot		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	13

Sale Data

Sale Date	06/27/2011
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Base Lot (Fract.)	22,000.00	17,041	110%	Improvemen	18,745
Total Acres 0.24					Land Total	18,745

Accpt Land	18,750	**Accepted Bldg**	0	**Total**	18,750

Name: MACLEOD, GEORGE
MACLEOD, KATHERINE
Map/Lot: 32-148
Account: 1972 Card: 1 of 1 Location: 63 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2195
Reference 1	Macleod's Restaurant
Reference 2	
Bldg Codes	46
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 080	$/FF -REGULAR LOT	650.00	38,371	95%	Unimproved	36,452
Total Acres 0.12					Land Total	36,452

Dwelling Description / Replacement Cost New

Residential w/ Comm.	Thre Story	3,100 Sqft	Grade C 100	Base	492,992
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-1	Roof Cover	Built-up/rubber	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-2,418
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-2,015
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	33% Refrig A/C	Heat	22,487
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	9	Add Fixtures	3		
Baths	6	Half Baths	2	Plumbing	25,272
Attic	None, no access/use			Attic	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	Typical	Typical	Above Average	Typical	536,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	60%	94%	100%	302,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Comm'l Sign 9,300 SFLA	2016	20	A 100	174	Avg.	94%	100%	100%	164
						Outbuilding Total			164

Accpt Land	36,450	**Accepted Bldg**	302,650	**Total**	339,100

Map/Lot: 32-149
Account: 200 Card: 1 of 1 Location: 8 CENTRAL ST

Neighborhood 13 Neighborhood 13

Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Electricity at lot-All Public-
Street	Paved
0	2195

Sale Data

Sale Date	06/09/2008
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Exempt Property

Reference 1			
Reference 2	ck swr @24 at transfer		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	110%	Improvemen	29,219
Total Acres 0.16					Land Total	29,219

Accpt Land	29,220	**Accepted Bldg**	0	**Total**	29,220

Name: Bucksport Bible Church (vacant lot)
fka EVANG BAPTIST CHURCH
Map/Lot: 32-150
Account: 996 Card: 1 of 1
Location: 0 CENTRAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	Electricity at lot-Well-
Street	Paved
0	2160
Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Base Lot (Fract.)	22,000.00	13,914	95%	Access/Loc	13,218
Total Acres 0.16					Land Total	13,218

Accpt Land	13,220	**Accepted Bldg**	0	**Total**	13,220

Name: Bucksport Bible Church (apt-gar)
fka EVANG BAPTIST CHURCH
Map/Lot: 32-151
Account: 995 Card: 1 of 1
Location: 10 CENTRAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2180
Reference 1	
Reference 2	
Bldg Codes	2
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	42,000.00	23,004	95%	Unimproved	21,854
Total Acres 0.12					Land Total	21,854

Dwelling Description / Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	840 Sqft	Grade C 100	Base	89,022
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,966
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,744
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-950
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Typical	93,236

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	60%	100%	98%	54,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1992	30	C 110	1,459	Avg.	80%	100%	98%	1,144
Garage, wd. fr.	1950	288	D 126	5,967	Avg.	57%	100%	98%	3,333
Shed(s) wd. fr.	1992	128	D 126	1,297	Avg.	80%	100%	98%	1,017
1,290 SFLA						Outbuilding Total			5,494

Accpt Land 21,850 **Accepted Bldg** 60,320 **Total** 82,170

Name: Bucksport Bible Church (Chapel)
fka EVANG BAPTIST CHURCH
Map/Lot: 32-152
Account: 997 Card: 1 of 1
Location: 16 CENTRAL STREET

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	
Utilities	Unknown-Unknown-
Street	0
0	2105
Reference 1	
Reference 2	merger of more than 1 lot
Bldg Codes	71
X Coordinate	0 Y Coordinate 0
Exemption(s)	8 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	ACRES-Dev. Lot (Fract.)	42,000.00	55,561	100%		55,561
Total Acres 0.70				Land Total		55,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Rel. Assembly, wd. fr.	0			- - - - S O U N D V A L U E - - - -					74,200
							Outbuilding Total		74,200

Accpt Land 55,560 **Accepted Bldg** 74,200 **Total** 129,760

Name: Bucksport Bible Church (apts)
C/O GERALD WATT
Map/Lot: 32-152-1
Account: 994 Card: 1 of 1 Location: 14 Evangel Way

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
Reference 1	Shown on tax maps for valuation purposes
Reference 2	
Bldg Codes	3
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	80%	Access/Loc	26,563
0.05	ACRES-Secondary ac.	8,300.00	415	100%		415
Total Acres 0.30					Land Total	26,978

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,488 Sqft	Grade C 95	Base	152,707
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-919
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	4,410
Rooms	12	Extras	Add'l Heat 1		
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,114
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	4,940
Insulation	Capped only			Insulation	-2,132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	166,120

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	60%	99%	95%	93,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	156	C 100	8,395	Avg+	60%	99%	95%	4,737
Porch(es) encl. wd. fr.	1900	64	C 100	3,528	Avg+	60%	99%	95%	1,991
3,132 SFLA								Outbuilding Total	6,728

Accpt Land 26,980 **Accepted Bldg** 100,470 **Total** 127,450

Name: Bucksport Bible Church (parsonage)

Map/Lot: 32-152-2

Account: 993 Card: 1 of 1 Location: 10 Evangel Way

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2155
Reference 1	Parcel shown for tax purposes only
Reference 2	parts of more than 1 lot (was 32-144)
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	9 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	ACRES-Dev. Lot (Fract.)	42,000.00	29,698	80%	Access/Loc	23,759
Total Acres 0.20					Land Total	23,759

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,023 Sqft	Grade C 113	Base	116,873
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,607
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,115
Attic	Floor & Stairs			Attic	2,744
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,743
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1980	Typical	Typical	Good	Typical	123,596

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	70%	100%	95%	82,191

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1880	170	C 100	5,795	Good	70%	100%	95%	3,853
Porch(es) open wd. fr.	1880	160	C 100	3,341	Good	70%	100%	95%	2,222
2,046 SFLA								Outbuilding Total	6,075

Accpt Land 23,760 **Accepted Bldg** 88,270 **Total** 112,030

Map/Lot: 32-153
Account: 1947 Card: 1 of 1 Location: 20 CENTRAL ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN	Sale Date	04/08/2015
Topography	Gently sloping-rolling-	Sale Price	0
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Private Finance
0	2123	Verified	Public Record
		Validity	Related Parties

Sale Data

Reference 1			
Reference 2	easment for parking b6411, p251		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	42,000.00	38,722	95%	Unimproved	36,786
Total Acres 0.34					Land Total	36,786

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 3/4 Story	1,020 Sqft	Grade C 110	Base	126,345
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-729
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,318
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	5,148
Attic	None, no access/use			Attic	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	2015	Typical	Typical	Good	Typical	127,446

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	88,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	1920	1080	C 110	24,149	Avg.	50%	100%	100%	12,074
Porch(es) open wd. fr.	2015	8	C 50	437	Avg.	93%	100%	100%	406
Deck(s) wd. fr.	2015	60	C 105	632	Avg.	93%	100%	100%	588
Deck(s) wd. fr.	2015	48	C 105	504	Avg.	93%	100%	100%	469
1,785 SFLA						Outbuilding Total			13,537

Accpt Land 36,790 **Accepted Bldg** 101,860 **Total** 138,650

Map/Lot: 32-154
Account: 1430 Card: 1 of 1 Location: 70 Franklin St

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN	Sale Date	05/19/2015
Topography	Gently sloping-rolling-	Sale Price	95,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	2117	Verified	Public Record
		Validity	Related Parties

Sale Data

Reference 1	A. Burpee = mgr f5		
Reference 2	Dino K.		
Bldg Codes	5		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	ACRES-Dev. Lot (Fract.)	42,000.00	35,140	95%	Unimproved	33,383
Total Acres 0.28					Land Total	33,383

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two & 1/2 Story	1,464 Sqft	Grade C 90	Base	211,518
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-3,015
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	16	Extras	Add'l Heat 1		
Bedrooms	9	Add Fixtures	6		
Baths	7	Half Baths	0	Plumbing	25,272
Attic	3/4 Finished			Attic	12,607
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,484
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2011	Typical	Typical	Above Average	Typical	243,898

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	146,339

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1880	600	C 90	38,626	Avg+	60%	95%	100%	22,017
1 Story, wd. fr.	1880	119	C 90	6,347	Avg+	60%	95%	100%	3,618
Basement, Unfin.	1880	600	C 100	4,898	Avg.	50%	95%	100%	2,327
Deck(s) wd. fr.	2011	320	C 100	3,203	Avg.	91%	100%	100%	2,915
4,979 SFLA							Outbuilding Total		30,877

Accpt Land	33,380	**Accepted Bldg**	177,220	**Total**	210,600

Map/Lot: 32-155
Account: 2254 Card: 1 of 1 Location: 60 FRANKLIN ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2137
Reference 1	
Reference 2	B3366-232&235,3056-133ALL ARE CEMETARY
Bldg Codes	11
X Coordinate	0 Y Coordinate 0
Exemption(s)	9 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	100%		24,848
Total Acres 0.14					Land Total	24,848

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,800 Sqft	Grade C 123	Base	192,269
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Various Roofing	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,439
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,756
Attic	Floor & Stairs			Attic	4,477
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-3,339
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Above Average	Typical	197,724

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	118,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1890	48	C 123	1,872	Avg+	60%	100%	100%	1,123
Porch(es) encl. wd. fr.	1890	138	C 123	6,287	Avg+	60%	100%	100%	3,772
3,600 SFLA								Outbuilding Total	4,895

Accpt Land 24,850 **Accepted Bldg** 123,530 **Total** 148,380

Name: STELLA MARIS PARISH
CATHOLIC CHURCH

Map/Lot: 32-155-on
Account: 2255 Card: 1 of 1 Location: 64 FRANKLIN ST

Neighborhood 13 Neighborhood 13

Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	09/18/1937
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	B0658P0381 -32-155-2		
Reference 2	CHURCH= 1956		
Bldg Codes	71		
X Coordinate	0	Y Coordinate	0
Exemption(s)	8 0 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	42,000.00	39,845	125%	Excess Fro	49,806
Total Acres 0.36					Land Total	49,806

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Rel. Assembly, wd. fr.	1956	4600	C 100	415,730	Avg+	68%	100%	100%	282,696
								Outbuilding Total	282,696

Accpt Land	49,810	**Accepted Bldg**	282,700	**Total**	332,510

Name: PRESSEY, WILLIAM H
CHRISTINA PERKINS, ESQ., CONSERVATOR
Map/Lot: 32-156
Account: 1000 Card: 1 of 1
Location: 19 CENTRAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	10/27/2008
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Arms Length Sale

Reference 1	pressey-ck swr 28		
Reference 2	115K		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	42,000.00	23,004	98%	Multi-Fact	22,544
Total Acres 0.12					Land Total	22,544

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	Two Story	625 Sqft	Grade C 122	Base	93,130
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,379
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,150
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	1987	Modern	Modern	Good	Typical	94,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	103%	100%	68,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1925	175	C 122	4,373	Good	70%	103%	100%	3,153
Patio	2000			- - - - S O U N D	V A L U E - - - -				500
2 Story, wd. fr.	1995	102	C 122	13,738	Good	70%	103%	100%	9,906
1.5 Story, wd. fr.	2006	216	B 100	20,400	Avg.	88%	85%	100%	15,259
1,778 SFLA						Outbuilding Total			28,818

Accpt Land	22,540	**Accepted Bldg**	96,850	**Total**	119,390

Map/Lot: 32-157
Account: 1222 Card: 1 of 1 Location: 15 CENTRAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2175
Reference 1	Tenant in Possession 2017, 18
Reference 2	108' on rd.
Bldg Codes	2
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	08/07/2018
Sale Price	71,349
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	42,000.00	28,947	100%	Multi-Fact	28,947
Total Acres 0.19					Land Total	28,947

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,064 Sqft	Grade C 116	Base	146,623
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-802
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,851
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,600
Attic	None, no access/use			Attic	0
FirePlaces	2			Fireplace	9,048
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1998	Modern	Modern	Above Average	Inadeq.	166,320

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	60%	49%	100%	48,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1880	432	C 116	37,396	Avg+	60%	49%	100%	10,995
Deck(s) wd. fr.	2000	120	C 100	1,201	Avg.	85%	100%	100%	1,021
Basement, Unfin.	1880	432	C 100	3,679	Avg.	50%	100%	100%	1,840
Shed(s) wd. fr.	2010	96	C 95	1,095	Avg.	91%	100%	100%	996
2,992 SFLA							Outbuilding Total		14,852

Accpt Land 28,950 **Accepted Bldg** 63,750 **Total** 92,700

Name: PUKAY, RANDALL K
PUKAY, JULIE A
Map/Lot: 32-158
Account: 1677 Card: 1 of 1 Location: 11 CENTRAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2192
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Sale Data

Sale Date	11/12/2003
Sale Price	105,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	100%		22,025
Total Acres 0.11					Land Total	22,025

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,565 Sqft	Grade C 115	Base	107,928
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	725 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	9,427
Heating	100% Hot Water	Cooling	0% None	Heat	2,808
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,458
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,980
Insulation	Heavy	SFLA	1,565	Insulation	2,714
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Typical	Typical	Good	Typical	135,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	110,958

Accpt Land 22,030 **Accepted Bldg** 110,960 **Total** 132,990

Name: NORTHERN NEW ENGLAND TEL OPER LLC
C/O FAIRPOINT COMM ATTN:TAX DEPT
Map/Lot: 32-159
Account: 1962 Card: 1 of 1
Location: 9 CENTRAL ST

Neighborhood 17 Neighborhood 17

Zoning/Use DOWNTOWN
Topography Gently sloping-rolling-
Utilities All Public-Electricity at lot-
Street Paved

Sale Data

Sale Date	03/27/2008
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 BPP f5
Reference 2
Bldg Codes 79
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 087	$/FF -REGULAR LOT	650.00	57,597	75%	Multi-Fact	43,197
Total Acres 0.19					Land Total	43,197

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Telecom. Building	1962	1856	C 110	122,512	Avg+	71%	100%	100%	86,984
								Outbuilding Total	86,984

Accpt Land 43,200 **Accepted Bldg** 86,980 **Total** 130,180

Name: CHAMBERS REALTY, LLC
c/o John (Jake) Chambers
Map/Lot: 32-160
Account: 1495 Card: 1 of 1
Location: 57 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2214
Reference 1	Robinson House, historic f5
Reference 2	Old Jed Prouty Inn
Bldg Codes	29
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	12/09/2011
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 X 158	$/FF -REGULAR LOT	650.00	96,410	100%		96,410
Total Acres 0.43					Land Total	96,410

Dwelling Description

Conventional	Thre Story	2,240 Sqft	Grade C 120	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	383,408
Dwelling Units	3 OTHER Units-1	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	-1,747
Heating	100% Hot Water	Cooling	0% None	Fin Bsmt	0
Rooms	38	Extras	Add'l Heat 1	Heat	12,580
Bedrooms	18	Add Fixtures	3		
Baths	19	Half Baths	1	Plumbing	68,515
Attic	Floor & Stairs			Attic	5,192
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	2012	Typical	Typical	Average	Inadeq.	467,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	82%	86%	100%	329,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1995	1400	C 120	112,528	Avg.	82%	95%	100%	87,659
1 Story, wd. fr.	1995	5720	C 120	252,590	Avg.	82%	95%	100%	196,768
Porch(es) open wd. fr.	2012	700	B 100	16,115	Avg.	92%	100%	100%	14,826
Basement, Unfin.	1930	1200	C 100	9,251	Avg.	50%	95%	100%	4,395
1 Story, wd. fr.	1995	400	D 120	13,876	Avg+	86%	95%	100%	11,336
Sprinklers /00	1988	1	C 100	26,598	Avg.	78%	100%	100%	20,746
Elevator (#stops)	1988	3	C 100	39,000	Avg+	83%	100%	100%	32,370
15,640 SFLA							Outbuilding Total		368,100

Accpt Land	96,410	**Accepted Bldg**	698,100	**Total**	794,510

Name: Stubborn Cow Properties, LLC
C/O David & Lisa Roy
Map/Lot: 32-161
Account: 484 Card: 1 of 1
Location: 55 MAIN ST

Neighborhood 17 Neighborhood 17

Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2217

Sale Data

Sale Date	05/16/2012
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Retail shop over		
Reference 2	1 BR Apt. in Fin Bsmnt.		
Bldg Codes	44		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
062 X 175	$/FF -REGULAR LOT	650.00	53,312	100%		53,312
Total Acres 0.25				Land Total		53,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Commercial Bldg(s)	1900			- - - - S O U N D V A L U E - - - -					236,000
SOLARIUM	2000	96	C 80	9,880	Avg.	85%	95%	100%	7,978
Basement, Unfin.	2000	96	C 100	1,243	Avg.	85%	95%	100%	1,004
1 Story, wd. fr.	2002	96	D 100	4,165	Avg.	86%	95%	100%	3,403
Porch, Open Masonry	1900	18	A 100	1,901	Exc.	85%	100%	100%	1,616
1.5S Garage, wd. fr.	2014	864	C 130	23,577	Avg.	93%	100%	100%	21,927
96 SFLA						Outbuilding Total			271,928

Accpt Land	53,310	**Accepted Bldg**	271,930	**Total**	325,240

Name: DRILLEN, DANA A
DRILLEN, DEBRA JO JT
Map/Lot: 32-162
Account: 1182 Card: 1 of 1 Location: 8 FEDERAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	09/01/2005
Sale Price	132,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17					Land Total	27,381

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	Two Story	864 Sqft	Grade C 123	Base	113,904
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	560
Heating	100% Hot Water	Cooling	0% None	Heat	3,316
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,908
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,396
Insulation	Capped only			Insulation	-1,603
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	129,481

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	91,932

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1930	276	C 123	6,427	Good	71%	100%	100%	4,563
Porch(es) encl. wd. fr.	1930	104	C 123	5,392	Good	71%	100%	100%	3,828
1.5 Story, wd. fr.	1930	104	C 123	11,609	Good	71%	95%	100%	7,830
Basement, Unfin.	1930	104	C 123	1,599	Good	71%	100%	100%	1,135
1 Story, wd. fr.	1930	104	C 123	8,005	Good	71%	95%	100%	5,400
Garage, wd. fr.	2009	754	C 110	15,769	Avg.	90%	95%	100%	13,482
Porch(es) open wd. fr.	2009	109	C 120	3,016	Avg.	90%	100%	100%	2,714
1 Story, wd. fr.	2009	585	C 120	28,774	Avg.	90%	95%	100%	24,602
Deck(s) wd. fr.	2010	360	C 110	3,965	Avg.	91%	100%	100%	3,608
Pergola	2016	180	D 100	671	Avg.	94%	100%	100%	631
2,573 SFLA							Outbuilding Total		67,793

Accpt Land	27,380	**Accepted Bldg**	159,730	**Total**	187,110

Map/Lot: 32-163
Account: 2397 Card: 1 of 1 Location: 10 FEDERAL ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN	Sale Date	12/09/2014
Topography	Gently sloping-rolling-	Sale Price	112,300
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
0	2206	Verified	Public Record
		Validity	Arms Length Sale

Sale Data

Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 11 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	100%		28,174
Total Acres 0.18					Land Total	28,174

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	Two Story	756 Sqft	Grade C 130	Base	110,829
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	592
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,760
Insulation	Capped only			Insulation	-1,482
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	116,699

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	82,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1930	196	C 130	5,104	Good	71%	100%	100%	3,624
Deck(s) wd. fr.	1930	96	C 130	1,251	Good	71%	100%	100%	888
Porch Roof	1930	6	E 100	60	Good	71%	100%	100%	43
1,512 SFLA							Outbuilding Total		4,555

Accpt Land	28,170	**Accepted Bldg**	87,410	**Total**	115,580

Map/Lot: 32-164
Account: 1489 Card: 1 of 1 Location: 18 FEDERAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2178
Reference 1	Was housing for seminary way back.
Reference 2	
Bldg Codes	5
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	05/22/2015
Sale Price	8,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	ACRES-Dev. Lot (Fract.)	42,000.00	29,698	90%	Unimproved	26,729
0.20	ACRES-Road Frontage	20,000.00	4,000	120%	Improvemen	4,800
Total Acres 0.40					Land Total	31,529

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two & 1/2 Story	1,131 Sqft	Grade C 90	Base	175,590
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-794
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-662
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	3,971
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	6		
Baths	7	Half Baths	0	Plumbing	25,272
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,919
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Below Average	Inadeq.	201,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	40%	48%	100%	38,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1850	1100	C 90	38,415	Avg-	40%	48%	100%	7,376
Basement, Unfin.	1850	480	C 90	3,624	Avg-	40%	48%	100%	696
1 Story, wd. fr.	1850	36	C 90	3,635	Avg-	40%	48%	100%	698
Porch(es) open wd. fr.	1850	64	C 90	1,602	Avg-	40%	48%	100%	308
3,964 SFLA							Outbuilding Total		9,078

Accpt Land 31,530 **Accepted Bldg** 47,760 **Total** 79,290

Name: CLOUGH, BRIAN
CLOUGH, JUDITH
Map/Lot: 32-165
Account: 666 Card: 1 of 1 Location: 21 FEDERAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2186
Reference 1	
Reference 2	'86 sp = 159k in '17
Bldg Codes	4
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	10/01/1986
Sale Price	72,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.10	ACRES-Secondary ac.	8,300.00	830	50%	Topography	415
Total Acres 0.35					Land Total	33,619

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,312 Sqft	Grade C 80	Base	125,069
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-819
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-682
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	12	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	8,986
Attic	Small storage area			Attic	1,066
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-3,763
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Inadeq.	129,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	95%	100%	74,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1850	180	C 80	10,754	Avg+	60%	95%	100%	6,129
Shed(s) wd. fr.	1850	240	C 80	2,306	Avg+	60%	95%	100%	1,315
Porch Roof	1850	6	C 80	148	Avg+	60%	95%	100%	85
2S Bay Window, wd.	1850	12	C 80	653	Avg+	60%	95%	100%	372
2,918 SFLA						Outbuilding Total			7,901

Accpt Land 33,620 **Accepted Bldg** 81,920 **Total** 115,540

Name: Eggerbrecht, John M
Eggerbrecht, Lea L JT
Map/Lot: 32-166
Account: 2291 Card: 1 of 1
Location: 11 FEDERAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2216
Reference 1	SWR 36
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	13

Sale Data

Sale Date	08/02/2016
Sale Price	172,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	100%	Improvemen	28,174
Total Acres 0.18					Land Total	28,174

Dwelling Description

Gambrel/Mansard	Two Story	980 Sqft	Grade C 130	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	130,651
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	1 CAR	Basement	0
Heating	100% Steam	Cooling	0% None	Fin Bsmt	592
Rooms	9	Extras	Add'l Heat 1	Heat	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,434
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,760
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1926	1987	Typical	Typical	Very Good	Typical	140,437

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	113,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1926	160	C 130	11,102	V.G.	81%	95%	100%	8,543
1 Story, wd. fr.	1926	156	C 130	10,915	V.G.	81%	95%	100%	8,399
Basement, Unfin.	1926	156	C 130	2,179	Avg.	50%	100%	100%	1,090
Slab/Crawl Sp.	1926	160	C 130	1,056	Avg.	50%	100%	100%	528
Deck(s) wd. fr.	1926	208	C 130	2,707	Avg.	50%	100%	100%	1,354
Porch(es) open wd. fr.	1926	30	C 130	1,596	V.G.	81%	100%	100%	1,293
2,276 SFLA						Outbuilding Total			21,207

Accpt Land	28,170	**Accepted Bldg**	134,960	**Total**	163,130

Map/Lot: 32-167
Account: 1773 Card: 1 of 1 Location: 9 FEDERAL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2232

Sale Data

Sale Date	12/23/2015
Sale Price	84,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	479-5475 JG 8/16		
Reference 2	f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	95%	Topography	20,924
Total Acres 0.11					Land Total	20,924

Dwelling Description

Colonial/Traditional	One & 1/2 Story	798 Sqft	Grade C 114	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	89,359
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Earth Floor Bfloor			St. Setback	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Bsmnt Floor	-710
Fin. Basement Area	None	Basement Gar	None	Basement	-591
Heating	100% Hot Water	Cooling	100% None	Fin Bsmt	0
Rooms	6	Extras	Add'l Heat 1	Heat	2,129
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,201
Attic	None, no access/use			Attic	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	93,388

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	55,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2001	576	C 100	11,560	Avg.	85%	100%	100%	9,826
Deck(s) wd. fr.	2016	96	C 100	962	Avg.	94%	100%	100%	904
Patio	2016	96	C 100	577	Avg.	94%	100%	100%	542
Bay Window(s) wd. fr.	1880	20	C 114	1,009	Avg+	60%	99%	100%	599
1,217 SFLA						Outbuilding Total			11,871

Accpt Land	20,920	**Accepted Bldg**	67,340	**Total**	88,260

Name: ORMSBY, MICHAEL S
ORMSBY, EILEEN M
Map/Lot: 32-168
Account: 2020 Card: 1 of 1 Location: 51 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2243

Sale Data

Sale Date	05/22/1984
Sale Price	22,000
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	

Reference 1	
Reference 2	"1850 Moses Buck House" per hist. soc.
Bldg Codes	45
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 132	$/FF -REGULAR LOT	650.00	52,276	80%	Multi-Fact	41,820
0.07	ACRES-Road Frontage	13,000.00	910	100%		910
Total Acres 0.28				Land Total		42,730

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,073 Sqft	Grade C 83	Base	97,536
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm 1/2 Bsmnt	Basement	-3,520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	6,215
Attic	Full finished			Attic	11,346
FirePlaces	1			Fireplace	4,316
Insulation	None			Insulation	-3,305
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1835	0	Typical	Typical	Below Average	Typical	112,588

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	40%	100%	100%	45,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1835	208	C 83	5,486	Avg-	40%	100%	100%	2,194
1 Story, wd. fr.	1835	980	C 83	31,811	Avg-	40%	95%	100%	12,088
Shed(s) wd. fr.	2016	128	C 95	1,461	Avg.	94%	100%	100%	1,373
Conc. Slab	1835	398	D 100	1,040	Avg.	50%	50%	100%	260
3,126 SFLA						Outbuilding Total			15,915

Accpt Land 42,730 **Accepted Bldg** 60,950 **Total** 103,680

Map/Lot: 32-169
Account: 399 Card: 1 of 1 Location: 47 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2264		
Reference 1	= federally recognized public charity		
Reference 2	Buck Memorial Library is a non-profit org.		
Bldg Codes	57		
X Coordinate	0	Y Coordinate	0
Exemption(s)	10 0 0	Land Schedule	17

Sale Data

Sale Date	10/06/1964
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 150	$/FF -REGULAR LOT	650.00	87,569	90%	Topography	78,812
Total Acres 0.38					Land Total	78,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Public Bldg, 1 Story	1887	1560	A 100	325,671	Avg+	60%	100%	100%	195,403
Porch, Open Masonry	1887	80	AA100	4,493	Good	70%	100%	100%	3,145
Public Bldg, 1 Story	1990	1250	B 100	207,826	Avg.	79%	95%	100%	155,974
							Outbuilding Total		354,522

Accpt Land	78,810	**Accepted Bldg**	354,520	**Total**	433,330

Name: VITALE, JOSEPH
VITALE, DEBRA
Map/Lot: 32-170
Account: 2053 Card: 1 of 1 Location: 106 SCHOOL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	233

Sale Data

Sale Date	12/16/2009
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	on Local historic list - Italianate f5
Reference 2	Moved 5/15. Homestead off-letter
Bldg Codes	94
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	ACRES-Dev. Lot (Fract.)	42,000.00	43,037	110%	Multi-Fact	47,341
Total Acres 0.42					Land Total	47,341

Dwelling Description

Colonial/Traditional	Two Story	1,733 Sqft	Grade B 120	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	266,422
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	-1,798
Heating	100% Hot Water	Cooling	100% None	Fin Bsmt	0
Rooms	9	Extras	Add'l Heat 1	Heat	8,630
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	14,939
Attic	Floor & Stairs			Attic	5,643
FirePlaces	2			Fireplace	12,449
Insulation	Capped only			Insulation	-4,171
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2013	Modern	Typical	Good	Typical	302,114

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	102%	100%	215,709

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1850	138	B 120	4,763	Good	70%	102%	100%	3,401
Porch(es) open wd. fr.	1850	138	B 120	4,763	Good	70%	102%	100%	3,401
Deck(s) wd. fr.	1985	280	C 120	3,364	Good	87%	100%	100%	2,927
Deck(s) wd. fr.	1985	280	C 130	3,643	Good	87%	100%	100%	3,169
Interior Finish	1985	1000	B 100	32,851	Good	87%	100%	100%	28,580
2S Garage, wd. fr.	1985	868	B 100	25,722	Good	87%	100%	100%	22,378
Screen Porch	1985	100	C 120	3,117	Good	87%	100%	100%	2,712
Patio	1985	200	D 100	806	Good	87%	100%	100%	701
3,466 SFLA						Outbuilding Total			67,269

Accpt Land 47,340 **Accepted Bldg** 282,980 **Total** 330,320

Name: AYCOCK, BARBARA S (Heirs of)
Raimondi, Charlotte A
Map/Lot: 32-171
Account: 2604 Card: 1 of 1
Location: 118 SCHOOL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2198

Sale Data

Sale Date	10/09/2009
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	*see diff address noted for after 9/1/2019
Reference 2	BA 7-17 died. Historic f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.26	ACRES-Road Frontage	20,000.00	5,200	90%	Topography	4,680
Total Acres 0.66					Land Total	46,680

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	2,683 Sqft	Grade B 107	Base	307,988
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-2,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Refrig A/C	Heat	21,840
Rooms	24	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	2		
Baths	2	Half Baths	2	Plumbing	11,988
Attic	Floor & Stairs			Attic	7,140
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	2014	Typical	Typical	Good	Typical	346,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	242,532

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1830	500	B 107	52,029	Good	70%	95%	100%	34,599
2 Story, wd. fr.	1830	324	B 100	33,745	Good	70%	95%	100%	22,440
Porch(es) open wd. fr.	1830	255	B 107	6,952	Good	70%	100%	100%	4,866
Porch(es) open wd. fr.	1830	272	B 107	7,345	Good	70%	100%	100%	5,141
Patio	1830	142	C 100	853	Avg.	50%	100%	100%	426
Patio	1830	306	C 100	1,838	Avg.	50%	100%	100%	919
Bay Window(s) wd. fr.	1830	30	B 107	1,885	Good	70%	100%	100%	1,319
2S Bay Window, wd.	1830	60	B 107	5,811	Good	70%	100%	100%	4,068
Porch(es) open wd. fr.	2016	40	B 100	1,851	Avg.	94%	100%	100%	1,740
7,164 SFLA						Outbuilding Total			75,518

Accpt Land	46,680	**Accepted Bldg**	318,050	**Total**	364,730

Name: WILLEY, THOMAS A
WILLEY, KAREN A
Map/Lot: 32-172
Account: 1600 Card: 1 of 1 Location: 53 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2000
Reference 1	
Reference 2	5590-213 DESCRIPTION IS NOT B'PORT
Bldg Codes	4
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	03/03/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.05	ACRES-Secondary ac.	8,300.00	415	100%	Size/Shape	415
Total Acres 0.45					Land Total	40,315

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	Two Story	736 Sqft	Grade C 120	Base	127,851
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,756
Rooms	13	Extras	Add'l Heat 1		
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	13,478
Attic	Small storage area			Attic	1,239
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,664
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2000	Typical	Typical	Very Good	Typical	147,414

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	99%	100%	116,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	2000	546	C 115	45,409	Avg.	85%	100%	100%	38,598
Deck(s) wd. fr.	2000	240	C 120	2,883	Avg.	85%	100%	100%	2,451
Deck(s) wd. fr.	2000	240	C 115	2,764	Avg.	85%	100%	100%	2,349
Deck(s) wd. fr.	2003	160	C 120	1,921	Avg.	87%	100%	100%	1,671
Deck(s) wd. fr.	2003	160	C 115	1,841	Avg.	87%	100%	100%	1,602
Slab/Crawl Sp.	1890	546	C 110	3,045	Good	70%	100%	100%	2,132
2,564 SFLA						Outbuilding Total			48,803

Accpt Land 40,320 **Accepted Bldg** 165,560 **Total** 205,880

Map/Lot: 32-173
Account: 1048 Card: 1 of 1 Location: 51 CENTRAL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2031		
Reference 1			
Reference 2	ASK 99,900 8/08		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	03/04/2009
Sale Price	83,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	90%	Multi-Fact	23,148
Total Acres 0.15					Land Total	23,148

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	Two Story	624 Sqft	Grade C 95	Base	72,455
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,850
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,668
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	4,940
Insulation	Capped only			Insulation	-894
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Above Average	Typical	81,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	51,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1940	192	C 95	3,669	Avg+	63%	100%	100%	2,311
Shed(s) wd. fr.	1940	144	D 120	1,391	Avg.	51%	95%	100%	674
1,248 SFLA								Outbuilding Total	2,985

Accpt Land	23,150	**Accepted Bldg**	54,030	**Total**	77,180

Map/Lot: 32-174
Account: 1326 Card: 1 of 1 Location: 47 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2039
Reference 1	B3265P0275 -32-174
Reference 2	17': Third unit not rented.
Bldg Codes	3
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	ACRES-Dev. Lot (Fract.)	42,000.00	37,566	97%	Size/Shape	36,439
Total Acres 0.32					Land Total	36,439

Dwelling Description / Replacement Cost New

Contemporary/Modern	Two Story	480 Sqft	Grade C 113	Base	89,377
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,742
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	3,103
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	2		
Baths	4	Half Baths	1	Plumbing	15,865
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Mostly			Insulation	-282
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	2004	Typical	Typical	Good	Avg-	112,805

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	98%	100%	84,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1947	286	C 113	25,943	Good	76%	95%	100%	18,731
Basement, Unfin.	1947	156	C 113	1,895	Good	76%	98%	100%	1,411
2 Story, wd. fr.	1947	308	C 113	27,524	Good	76%	95%	100%	19,872
Garage, wd. fr.	1985	352	C 100	8,065	Avg.	76%	97%	100%	5,945
Basement, Unfin.	1947	308	C 110	3,058	Avg.	55%	95%	100%	1,598
Garage, wd. fr.	2005	1080	C 110	21,364	Avg.	88%	100%	100%	18,800
1 Story, wd. fr.	2005	1080	C 117	49,091	Avg.	88%	95%	100%	41,040
Attic , Finished	2005	540	C 117	8,050	Avg.	88%	100%	100%	7,084
Porch(es) open wd. fr.	2005	88	C 110	2,387	Avg.	88%	100%	100%	2,101
Porch(es) open wd. fr.	2011	192	C 120	4,633	Avg.	91%	100%	100%	4,216
3,498 SFLA						Outbuilding Total			120,798

Accpt Land	36,440	**Accepted Bldg**	204,820	**Total**	241,260

Name: KELLEY, MICHAEL D
OGIER, PAULA J
Map/Lot: 32-175
Account: 2607 Card: 1 of 1 Location: 45 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2056
	2553
Reference 1	
Reference 2	sp=176k in '16
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	07/30/2003
Sale Price	125,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	ACRES-Dev. Lot (Fract.)	42,000.00	40,937	100%		40,937
Total Acres 0.38					Land Total	40,937

Dwelling Description / **Replacement Cost New**

Gambrel/Mansard	Two Story	676 Sqft	Grade C 119	Base	94,971
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,510
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,228
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,188
Insulation	Capped only			Insulation	-1,213
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1941	0	Typical	Typical	Above Average	Typical	104,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	65,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1999	364	C 119	18,983	Good	91%	100%	100%	17,275
Basement, Unfin.	1999	364	C 119	3,793	Good	91%	100%	100%	3,452
Screen Porch	1941	207	C 119	5,405	Avg+	63%	100%	100%	3,405
Garage, wd. fr.	1941	440	C 119	11,232	Avg+	63%	100%	100%	7,076
Porch(es) open wd. fr.	1941	40	C 119	1,656	Avg+	63%	100%	100%	1,043
1 Story, wd. fr.	1941	200	C 100	9,994	Avg+	63%	95%	100%	5,981
1,916 SFLA						Outbuilding Total			38,232

Accpt Land 40,940 **Accepted Bldg** 104,180 **Total** 145,120

Map/Lot: 32-176
Account: 2553 Card: 1 of 1 Location: 43 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2071
Reference 1	
Reference 2	sp=146k in '16
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	12/31/2018
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	100%		32,533
Total Acres 0.24					Land Total	32,533

Dwelling Description / **Replacement Cost New**

Gambrel/Mansard	Two Story	576 Sqft	Grade C 111	Base	89,134
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	50% Heat pump	Heat	1,662
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	1,039
Attic	Floor & Stairs			Attic	1,921
FirePlaces	1			Fireplace	5,772
Insulation	Capped only			Insulation	-964
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1933	0	Typical	Typical	Above Average	Typical	98,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	59,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1993	560	C 113	12,782	Avg+	85%	100%	100%	10,865
1 Story, wd. fr.	1993	560	C 110	25,379	Avg+	85%	100%	100%	21,572
Porch(es) encl. wd. fr.	1933	42	C 110	3,362	Avg+	60%	100%	100%	2,017
Deck(s) wd. fr.	1993	60	C 110	660	Avg+	85%	100%	100%	561
Porch(es) encl. wd. fr.	1933	120	C 111	5,247	Avg+	60%	100%	100%	3,148
Shed(s) wd. fr.	1993	120	C 100	1,440	Avg+	85%	100%	100%	1,224
Deck(s) wd. fr.	2004	120	C 110	1,321	Avg.	87%	100%	100%	1,149
1S Overhang, wd. fr.	1933	54	C 111	2,649	Avg+	60%	100%	100%	1,589
1,766 SFLA						Outbuilding Total			42,125

Accpt Land	32,530	**Accepted Bldg**	101,260	**Total**	133,790

Map/Lot: 32-177
Account: 2515 Card: 1 of 1 Location: 39 CENTRAL ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2075

Sale Data

Sale Date	03/27/2002
Sale Price	60,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	8/15 to be sold. Shared paved driveway.
Reference 2	6/17- HS app for 2018.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Dev. Lot (Fract.)	42,000.00	39,287	90%	Access/Loc	35,359
Total Acres 0.35					Land Total	35,359

Dwelling Description **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,080 Sqft	Grade C 110	Base	105,008
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-927
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,780
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,720
Insulation	Capped only			Insulation	-1,344
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1980	Typical	Typical	Above Average	Typical	112,524

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	66,839

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	264	C 110	13,551	Avg+	60%	95%	100%	7,724
Shed(s) wd. fr.	1860	396	C 110	5,231	Avg+	60%	99%	100%	3,108
Deck(s) wd. fr.	2010	120	C 110	1,321	Avg.	91%	100%	100%	1,202
Pergola	2010	120	C 110	759	Avg.	91%	100%	100%	691
Conc. Slab	1999	200	C 100	780	Avg.	84%	100%	100%	655
1,884 SFLA						Outbuilding Total			13,380

Accpt Land 35,360 **Accepted Bldg** 80,220 **Total** 115,580

Name: ALLEN, JOEL O JT
BONOLLO, KATHERINE A
Map/Lot: 32-178
Account: 2514 Card: 1 of 1 Location: 35 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2084
Reference 1	shared paved drive
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	03/18/2005
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Access/Loc	39,900
0.04	ACRES-Road Frontage	20,000.00	800	95%	Topography	760
Total Acres 0.44					Land Total	40,660

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	1,064 Sqft	Grade C 110	Base	75,870
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-761
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,826
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	Full finished			Attic	14,911
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-882
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2015	Modern	Modern	Above Average	Typical	93,023

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	103%	100%	57,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1880	264	D 120	5,382	Avg.	50%	100%	100%	2,691
Attic, Unfinished	1880	476	C 110	1,734	Avg+	60%	95%	100%	988
Porch(es) open wd. fr.	1880	140	C 110	3,318	Avg+	60%	100%	100%	1,991
Shed(s) wd. fr.	1880	476	C 110	6,289	Avg+	60%	95%	100%	3,584
1,064 SFLA						Outbuilding Total			9,254

Accpt Land 40,660 **Accepted Bldg** 66,740 **Total** 107,400

Name: KNAPP, GIDEON Living Trust
c/o KNAPP, GIDEON Trustee or Successor
Map/Lot: 32-179
Account: 761 Card: 1 of 1
Location: 63 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2108

Sale Data

Sale Date	12/28/2012
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1	sent homestead form 2016		
Reference 2	533 LAYPORT		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Topography	39,900
0.02	ACRES-Road Frontage	20,000.00	400	95%		380
Total Acres 0.42					Land Total	40,280

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	720 Sqft	Grade C 107	Base	88,599
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-501
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,006
Attic	Floor & Stairs			Attic	2,092
FirePlaces	1			Fireplace	5,564
Insulation	Capped only			Insulation	-1,162
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	2016	Typical	Typical	Good	Typical	98,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	68,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1875	45	C 107	1,576	Good	70%	100%	100%	1,103
2 Story, wd. fr.	1875	720	C 107	54,085	Good	70%	90%	100%	34,073
Basement, Unfin.	1875	720	C 107	6,172	Good	70%	90%	100%	3,888
1.5S Garage, wd. fr.	1989	520	C 110	13,260	Avg.	79%	100%	100%	10,475
Porch(es) encl. wd. fr.	1875	30	C 107	2,995	Good	70%	100%	100%	2,096
Patio	2005	80	C 100	481	Avg.	88%	100%	100%	423
2,880 SFLA						Outbuilding Total			52,058

Accpt Land	40,280	**Accepted Bldg**	120,390	**Total**	160,670

Name: STELLA MARIS PARISH
CATHOLIC CHURCH PARKING

Map/Lot: 32-180

Account: 2256 Card: 1 of 1

Location: 0 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Electricity at lot-All Public-
Street	Paved
0	2100
Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	8 0 0
Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	ACRES-Dev. Lot (Fract.)	42,000.00	57,893	95%	Topography	54,998
Total Acres 0.76					Land Total	54,998

Accpt Land	55,000	**Accepted Bldg**	0	**Total**	55,000

Name: MCCLELLAN, THOMAS L
PORTER, ANNE M
Map/Lot: 32-181
Account: 1811 Card: 1 of 1 Location: 57 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2114
Reference 1	near original
Reference 2	duplicate house was on lot 180
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Dev. Lot (Fract.)	42,000.00	39,287	95%	Unimproved	37,323
0.34	ACRES-Secondary ac.	8,300.00	2,822	100%		2,822
Total Acres 0.69					Land Total	40,145

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	1,344 Sqft	Grade C 100	Base	125,277
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-1,048
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	85% Hot Water	Cooling	100% None	Heat	2,201
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	17,123
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,027
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1803	0	Typical	Typical	Above Average	Typical	140,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	60%	94%	100%	79,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1803	640	D 115	35,027	Avg.	50%	95%	100%	16,638
Porch(es) open wd. fr.	1803	48	C 100	1,521	Avg+	60%	100%	100%	913
Slab/Crawl Sp.	2007	640	C 100	3,245	Avg.	89%	95%	100%	2,744
3,968 SFLA							Outbuilding Total		20,295

Accpt Land 40,150 **Accepted Bldg** 99,620 **Total** 139,770

Map/Lot: 32-182
Account: 2478 Card: 1 of 1 Location: 51 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2157
Reference 1	Flipped 2016
Reference 2	Lee House, historic
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	11/29/2016
Sale Price	96,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Developed Lot	70,000.00	28,000	100%		28,000
0.15	ACRES-Road Frontage	20,000.00	3,000	100%		3,000
Total Acres 0.55					Land Total	31,000

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,260 Sqft	Grade C 85	Base	101,626
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,342
Rooms	13	Extras	Add'l Heat 1		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,978
Attic	Floor & Stairs			Attic	2,378
FirePlaces	2			Fireplace	6,630
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1792	0	Typical	Typical	Above Average	Typical	117,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	69,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1792	63	C 85	538	Avg+	60%	100%	100%	323
Deck(s) wd. fr.	1792	45	C 85	382	Avg+	60%	100%	100%	229
1.5 Story, wd. fr.	1792	496	C 85	25,574	Avg+	60%	95%	100%	14,577
Basement, Unfin.	1792	496	C 85	3,523	Avg+	60%	100%	100%	2,114
1 Story, wd. fr.	1792	130	C 85	6,334	Avg+	60%	95%	100%	3,610
Screen Porch	1792	52	C 85	1,466	Avg+	60%	95%	100%	836
2S Garage, wd. fr.	1792	600	C 85	12,173	Avg+	60%	95%	100%	6,939
Canopy, wd. fr.	1792	288	C 100	1,729	Avg+	60%	100%	100%	1,037
3,394 SFLA						Outbuilding Total			29,665

Accpt Land	31,000	**Accepted Bldg**	99,320	**Total**	130,320

Name: BUCKSPORT, TOWN (OLD ENG HSE)
(OLD ENG HSE) Map/Lot: 32-183
Account: 428 Card: 1 of 1 Location: 124 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Electricity at lot-All Public-
Street	Paved
0	2149
Reference 1	
Reference 2	"1900 Old Union Fire Sta." per hist. soc.
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	ACRES-Dev. Lot (Fract.)	42,000.00	17,570	100%		17,570
Total Acres 0.07				Land Total		17,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Garage, wd. fr.	1900	864	C 100	19,263	Avg+	60%	100%	100%	11,558
						Outbuilding Total			11,558

Accpt Land 17,570 **Accepted Bldg** 11,560 **Total** 29,130

Map/Lot: 32-184
Account: 2735 Card: 1 of 1 Location: 132 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Sewer-Public Water-
Street	Paved
0	2119

Sale Data

Sale Date	11/21/2014
Sale Price	53,182
Sale Type	Land & Buildings
Financing	Assumed Mortgage
Verified	Public Record
Validity	Liquidation

Reference 1			
Reference 2	foreclosure complaint 1/16/14		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	42,000.00	35,762	93%	Multi-Fact	33,258
Total Acres 0.29					Land Total	33,258

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	540 Sqft	Grade C 101	Base	45,345
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-355
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	851
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	6,948
FirePlaces	1			Fireplace	5,252
Insulation	Capped only			Insulation	-411
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	Typical	Typical	Average	Typical	57,630

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	28,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1780	378	C 101	16,624	Avg.	50%	100%	100%	8,312
Basement, Unfin.	1780	378	C 101	3,323	Avg.	50%	100%	100%	1,662
Entry Enclosure(s)	1999	20	D 120	627	Avg.	84%	100%	100%	527
918 SFLA						Outbuilding Total			10,501

Accpt Land 33,260 **Accepted Bldg** 39,320 **Total** 72,580

Map/Lot: 32-185
Account: 1390 Card: 1 of 1 Location: 136 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2096
Reference 1	Robert H JT died 11-10-18
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.08	ACRES-Secondary ac.	8,300.00	664	80%	Size/Shape	531
Total Acres 0.33					Land Total	33,735

Dwelling Description / Replacement Cost New

Colonial/Traditional	One Story	816 Sqft	Grade C 105	Base	67,003
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-668
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-557
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,880
Attic	Full finished			Attic	10,916
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-646
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Good	Typical	82,928

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	94%	100%	54,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1850	288	C 105	13,850	Good	70%	95%	100%	9,210
1 Story, wd. fr.	1850	364	C 105	16,749	Good	70%	90%	100%	10,552
1 Story, wd. fr.	1850	121	C 110	7,836	Good	70%	95%	100%	5,211
Garage, wd. fr.	1850	720	C 105	14,498	Good	70%	95%	100%	9,642
Attic, Unfinished	1850	720	C 105	2,054	Good	70%	95%	100%	1,366
Garage, wd. fr.	1850	180	C 110	5,920	Good	70%	90%	100%	3,730
1,589 SFLA							Outbuilding Total		39,711

Accpt Land 33,740 **Accepted Bldg** 94,280 **Total** 128,020

Name: WARREN, BAYARD K
WARREN, SUSAN H
Map/Lot: 32-186
Account: 2710 Card: 1 of 1 Location: 142 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2069
Reference 1	House razed 4/23/15
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	ACRES-Dev. Lot (Fract.)	42,000.00	40,394	70%	Multi-Fact	28,276
Total Acres 0.37					Land Total	28,276

Dwelling Description / Replacement Cost New

Ranch	One Story	462 Sqft	Grade C 100	Base	42,364
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-360
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	5,886
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	693	Insulation	-480
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Typical	Typical	Poor	Typical	47,110

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	20%	%	100%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1840	231	C 100	11,120	Poor	20%	0%	100%	0
Deck(s) wd. fr.	1840	120	C 100	1,201	Poor	20%	0%	100%	0
693 SFLA								Outbuilding Total	0

Accpt Land 28,280 **Accepted Bldg** 0 **Total** 28,280

Map/Lot: 32-187
Account: 2179 Card: 1 of 1 Location: 155 SCHOOL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY	Sale Date	11/09/2000
Topography	Level-slightly sloping-	Sale Price	75,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	1995	Verified	Public Record
		Validity	
Reference 1			
Reference 2	sp=104k in '16		
Bldg Codes	1		
X Coordinate	0 Y Coordinate 0		
Exemption(s)	11 0 0 Land Schedule 12		

Sale Data

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	42,000.00	39,845	95%	Unimproved	37,852
0.12	ACRES-Waste-wet	200.00	24	100%	Topography	24
Total Acres 0.48					Land Total	37,876

Dwelling Description **Replacement Cost New**

Colonial/Traditional	One Story	616 Sqft	Grade C 97	Base	47,696
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm 3/4 Bsmnt	Basement	-1,367
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,724
Attic	Full finished			Attic	7,612
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-451
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	Typical	Typical	Above Average	Typical	56,214

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	33,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1875	160	C 100	1,921	Fair	30%	100%	100%	576
1.5 Story, wd. fr.	1875	210	C 97	14,573	Avg+	60%	95%	100%	8,307
Basement, Unfin.	1875	210	C 97	2,007	Avg+	60%	75%	100%	903
1.5 Story, wd. fr.	1875	210	C 97	14,573	Avg+	60%	90%	100%	7,870
Porch(es) open wd. fr.	1875	240	C 97	4,501	Avg+	60%	99%	100%	2,674
Garage, wd. fr.	1979	720	C 120	16,567	Avg.	73%	100%	100%	12,094
Canopy, wd. fr.	1875	288	C 100	1,729	Avg+	60%	100%	100%	1,037
SwimPool, Above Grnd	1875	2	C 97	127	Avg+	60%	99%	100%	75
1,246 SFLA						Outbuilding Total			33,536

Accpt Land 37,880 **Accepted Bldg** 66,930 **Total** 104,810

Map/Lot: 32-188
Account: 827 Card: 1 of 1 Location: 151 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2027
Reference 1	JD died 1-4-18
Reference 2	Homestead on for 19"
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.07	ACRES-Waste-wet	200.00	14	100%		14
Total Acres 0.32				Land Total		33,218

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	840 Sqft	Grade C 107	Base	91,018
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	BWetx 1/4 Bsmnt	Basement	-5,048
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,003
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	2018	Modern	Typical	Above Average	Typical	87,973

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	59,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1955	504	C 110	11,479	Avg.	60%	100%	100%	6,887
Porch(es) encl. wd. fr.	1953	175	C 107	6,315	Avg+	68%	100%	100%	4,294
Deck(s) wd. fr.	1953	96	C 107	1,030	Avg+	68%	100%	100%	700
1,470 SFLA						Outbuilding Total			11,881

Accpt Land	33,220	**Accepted Bldg**	71,700	**Total**	104,920

Name: Barwise, Sara Elizabeth

Map/Lot: 32-189

Account: 2642 Card: 1 of 1 Location: 149 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2048
Reference 1	149.5' on rd.
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	06/23/2017
Sale Price	94,980
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.30	ACRES-Waste-wet	200.00	60	100%		60
Total Acres 0.70				Land Total		39,960

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	368 Sqft	Grade C 112	Base	58,629
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-321
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-268
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-466
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1989	Typical	Typical	Above Average	Typical	57,574

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	33,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story, wd. fr.	1880	216	C 112	18,957	Avg+	60%	95%	100%	10,805
Basement, Unfin.	1880	216	C 100	2,114	Avg.	50%	95%	100%	1,004
1.5S Garage, wd. fr.	2001	320	C 110	9,370	Avg.	85%	100%	100%	7,964
Deck(s) wd. fr.	2012	216	C 110	2,379	Avg.	92%	100%	100%	2,189
930 SFLA						Outbuilding Total			21,962

Accpt Land	39,960	**Accepted Bldg**	55,820	**Total**	95,780

Map/Lot: 32-190
Account: 2213 Card: 1 of 1 Location: 139 SCHOOL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2076		
Reference 1	9/28/17 Brownfield study by		
Reference 2	CEG Environmental via grant		
Bldg Codes	44		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	09/06/2018
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Developed Lot	70,000.00	28,000	70%	Multi-Fact	19,600
0.26	ACRES-Waste-wet	200.00	52	100%		52
0.20	ACRES-Secondary ac.	8,300.00	1,660	50%	Unimproved	830
Total Acres 0.86					Land Total	20,482

Dwelling Description / **Replacement Cost New**

Residential w/ Comm.	Two Story	960 Sqft	Grade C 100	Base	114,506
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	100% None	Heat	-2,995
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,895
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Below Average	Typical	113,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	61%	100%	70%	48,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1990	1120	C 100	43,410	Avg-	61%	95%	70%	17,609
Deck(s) wd. fr.	1990	160	C 100	1,602	Avg-	61%	100%	70%	684
1S Overhang, wd. fr.	1977	64	C 100	2,829	Avg-	61%	100%	70%	1,208
1 Story, wd. fr.	1977	288	C 100	13,190	Avg-	61%	95%	70%	5,350
Shed(s) wd. fr.	1977	320	D 90	2,319	Avg-	61%	100%	70%	990
Shed(s) wd. fr.	1977	117	D 100	941	Avg-	61%	100%	70%	402
3,392 SFLA							Outbuilding Total		26,243

Accpt Land 20,480 **Accepted Bldg** 74,540 **Total** 95,020

Name: BUCKSPORT, TOWN (POND ST LOT)
(POND ST LOT)FORMERLY ED COOMBS Map/Lot: 32-191
Account: 714 Card: 1 of 1 Location: 0 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-Wet-Swampy-
Utilities	Electricity at lot-All Public-
Street	Paved
0	2006
Reference 1	TAX ACQUIRED
Reference 2	
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	42,000.00	23,004	50%	Topography	11,502
Total Acres 0.12					Land Total	11,502

Accpt Land 11,500 **Accepted Bldg** 0 **Total** 11,500

Map/Lot: 32-192
Account: 1357 Card: 1 of 1 Location: 12 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-Below Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2080
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Sale Data

Sale Date	09/24/2009
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	42,000.00	33,861	70%	Topography	23,703
Total Acres 0.26					Land Total	23,703

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	330 Sqft	Grade D 120	Base	29,370
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	3,380
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	Above Average	Typical	32,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	19,453

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	252	D 120	9,552	Avg+	60%	99%	100%	5,674
Attic , Finished	1930	252	D 120	2,579	Avg+	60%	99%	100%	1,532
1 Story, wd. fr.	1930	154	D 120	6,692	Avg+	60%	99%	100%	3,975
Shed(s) wd. fr.	1930			- - - - S O U N D V A L U E - - - -					300
Deck(s) wd. fr.	2004	80	C 110	881	Avg.	87%	100%	100%	766
862 SFLA							Outbuilding Total		12,247

Accpt Land 23,700 **Accepted Bldg** 31,700 **Total** 55,400

Name: Allard, Abram j.

Map/Lot: 32-193

Account: 1823 Card: 1 of 1 Location: 16 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2174
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	02/22/2012
Sale Price	28,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	100%		22,025
Total Acres 0.11				Land Total		22,025

Dwelling Description

					Replacement Cost New
Cape Cod/Salt Box	One Story	708 Sqft	Grade D 120	Base	42,803
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-370
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	65% Hot Water	Cooling	100% None	Heat	-96
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,505
Attic	Full finished			Attic	7,252
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-429
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1840	2014	Typical	Typical	Good	Typical	50,665

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	70%	100%	100%	35,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Shed(s) wd. fr.	1993	240	C 100	2,883	Avg.	81%	100%	100%	2,335
1 Story, wd. fr.	1840	95	C 100	6,180	Good	70%	95%	100%	4,110
Porch(es) encl. wd. fr.	1998	48	C 100	3,185	Good	70%	100%	100%	2,229
Canopy, wd. fr.	2003	48	D 100	192	Avg.	87%	100%	100%	167
803 SFLA						Outbuilding Total			8,841

Accpt Land	22,030	**Accepted Bldg**	44,310	**Total**	66,340

Name: Silva, David
SILVA, ROBERTA
Map/Lot: 32-195
Account: 2378 Card: 1 of 1 Location: 38 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2146
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	100%		31,848
Total Acres 0.23					Land Total	31,848

Dwelling Description / Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 90	Base	48,391
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,011
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-489
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	0	Typical	Typical	Above Average	Typical	48,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	31,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1942	240	C 90	10,304	Avg+	64%	95%	100%	6,265
Basement, Unfin.	1942	240	C 90	2,059	Avg+	64%	100%	100%	1,318
1 Story, wd. fr.	1994	384	D 135	15,085	Avg.	82%	100%	100%	12,370
Deck(s) wd. fr.	2004	342	C 110	3,765	Avg.	87%	100%	100%	3,276
Bay Window(s) wd. fr.	2004	12	D 100	356	Avg.	87%	100%	100%	310
Shed(s) wd. fr.	1999	36	C 100	432	Avg.	84%	95%	100%	345
1,356 SFLA							Outbuilding Total		23,884

Accpt Land 31,850 **Accepted Bldg** 55,190 **Total** 87,040

Name: JACKSON, JOSHUA M
JACKSON, SARAH J JT
Map/Lot: 32-196
Account: 976 Card: 1 of 1 Location: 44 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2130
Reference 1	60' RF
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	10/27/2008
Sale Price	89,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	100%		24,848
Total Acres 0.14				Land Total		24,848

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	550 Sqft	Grade C 112	Base	70,972
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	70,572

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	47,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1950	132	C 112	5,580	Avg+	67%	100%	100%	3,739
Shed(s) wd. fr.	1950			- - - - S O U N D	V A L U E - - - -				600
Deck(s) wd. fr.	2005	96	C 110	1,058	Avg.	88%	100%	100%	931
825 SFLA						Outbuilding Total			5,270

Accpt Land 24,850 **Accepted Bldg** 52,550 **Total** 77,400

Name: WOMBACHER, JOHN A
WOMBACHER, LESLIE M
Map/Lot: 32-197
Account: 1965 Card: 1 of 1
Location: 46 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2121
Reference 1	rental
Reference 2	sp=82k in '16
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	05/29/2003
Sale Price	63,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	100%		24,848
Total Acres 0.14					Land Total	24,848

Dwelling Description / **Replacement Cost New**

Ranch	One Story	999 Sqft	Grade C 108	Base	71,388
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	1978	Typical	Typical	Good	Typical	71,388

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	52,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1940	24	C 108	2,886	Good	74%	100%	100%	2,136
999 SFLA							Outbuilding Total		2,136

Accpt Land	24,850	**Accepted Bldg**	54,960	**Total**	79,810

Name: Hessler, Katherine E

Map/Lot: 32-198

Account: 1801 Card: 1 of 1 Location: 50 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-Varied Topography-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2080

Sale Data

Sale Date	09/21/2018
Sale Price	126,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	NEW OWNER F5.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Developed Lot	70,000.00	28,000	100%		28,000
0.36	ACRES-Secondary ac.	8,300.00	2,988	100%		2,988
0.40	ACRES-Waste-wet	200.00	80	100%		80
Total Acres 1.16					Land Total	31,068

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	567 Sqft	Grade C 112	Base	81,075
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Hot Water	Cooling	0% None	Heat	413
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,145
Attic	Floor & Stairs			Attic	1,923
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-958
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	1970	Typical	Typical	Above Average	Typical	85,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	56,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1950	352	D 126	6,809	Avg+	67%	100%	100%	4,562
Garage, wd. fr.	1982	1152	C 95	19,518	Avg+	81%	100%	100%	15,810
1 Story, wd. fr.	1982	528	C 100	21,908	Avg+	81%	90%	100%	15,971
Deck(s) wd. fr.	1982	280	C 110	3,084	Avg.	75%	100%	100%	2,313
1 Story, wd. fr.	1947	270	D 130	10,920	Avg+	66%	95%	100%	6,847
Basement, Unfin.	1947	270	C 100	2,504	Avg.	55%	100%	100%	1,377
Hot Tub	1990	1	C 100	3,900	Avg.	79%	50%	100%	1,540
Porch Roof	1970	6	E 100	60	Avg+	76%	100%	100%	46
1,932 SFLA						Outbuilding Total			48,466

Accpt Land	31,070	**Accepted Bldg**	104,960	**Total**	136,030

Map/Lot: 32-199
Account: 37 Card: 1 of 1 Location: 15 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2193

Sale Data

Sale Date	05/06/2008
Sale Price	101,950
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-32-199		
Reference 2	aka #34 Pine Street		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	97%	Unimproved	25,766
Total Acres 0.16					Land Total	25,766

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	390 Sqft	Grade C 125	Base	48,978
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	6,211
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-368
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	54,821

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	38,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1998	144	C 110	1,586	Avg.	84%	100%	100%	1,332
Porch(es) encl. wd. fr.	1950	30	C 125	3,500	Good	70%	100%	100%	2,450
2 Story, wd. fr.	1800	247	C 115	23,551	Good	70%	95%	100%	15,662
Shed(s) wd. fr.	2016	24	C 100	289	Avg.	94%	100%	100%	272
SwimPool, Above Grnd	2016	452	C 100	588	Avg.	94%	100%	100%	553
Deck(s) wd. fr.	2016	200	C 100	2,002	Avg.	94%	100%	100%	1,882
Porch Roof	1900	6	C 125	231	Good	70%	100%	100%	162
884 SFLA						Outbuilding Total			22,313

Accpt Land	25,770	**Accepted Bldg**	60,690	**Total**	86,460

Map/Lot: 32-200
Account: 733 Card: 1 of 1 Location: 9 POND ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2156		
Reference 1	HS for '18		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	04/11/2014
Sale Price	25,900
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	ACRES-Dev. Lot (Fract.)	42,000.00	21,000	95%	Unimproved	19,950
Total Acres 0.10					Land Total	19,950

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	594 Sqft	Grade D 120	Base	38,752
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-373
Foundation	Brick/Stone Walls	Basement	BWetx 1/2 Bsmnt	Basement	-1,887
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Hot Water	Cooling	100% None	Heat	37
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	6,084
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-360
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	42,253

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	50%	88%	100%	18,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2004	210	C 110	11,393	Avg.	87%	95%	100%	9,416
Deck(s) wd. fr.	2004	48	C 110	528	Avg.	87%	100%	100%	459
Porch(es) open wd. fr.	2004	98	C 110	2,566	Avg.	87%	100%	100%	2,232
Garage, wd. fr.	1900	192	D 100	3,731	Poor	20%	100%	100%	746
804 SFLA						Outbuilding Total			12,853

Accpt Land	19,950	**Accepted Bldg**	31,440	**Total**	51,390

Name: Jones, Harry S. III, Trustee
Harry S. Jones III Revocable Trust
Map/Lot: 32-201
Account: 3017 Card: 1 of 1
Location: 7 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2156

Sale Data

Sale Date	02/22/2016
Sale Price	15,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1			
Reference 2	foreclosure complaint 8/19/11 f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	95%	Unimproved	24,434
0.04	ACRES-Road Frontage	20,000.00	800	50%	Topography	400
Total Acres 0.19					Land Total	24,834

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	432 Sqft	Grade C 110	Base	68,029
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,112
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	1986	Typical	Typical	Good	Typical	68,832

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	98%	100%	47,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Attic , Finished	1880	300	C 110	4,204	Good	70%	98%	100%	2,884
1 Story, wd. fr.	1880	300	C 110	14,989	Good	70%	98%	100%	10,282
Porch(es) open wd. fr.	1880	180	C 110	4,033	Good	70%	98%	100%	2,767
Basement, Unfin.	1880	300	C 110	2,995	Avg+	60%	75%	100%	1,348
1.5S Garage, wd. fr.	1920	520	C 100	12,054	Avg+	60%	100%	100%	7,232
Deck(s) wd. fr.	1986	54	C 110	595	Avg+	82%	100%	100%	488
1,098 SFLA						Outbuilding Total			25,001

Accpt Land 24,830 **Accepted Bldg** 72,220 **Total** 97,050

Name: GOODIN, BRUCE J
GOODIN, LYNN M JT
Map/Lot: 32-203
Account: 1146 Card: 1 of 1 Location: 125 SCHOOL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2131		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	09/25/2008
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	ACRES-Dev. Lot (Fract.)	42,000.00	38,148	100%		38,148
0.30	ACRES-Road Frontage	20,000.00	6,000	100%		6,000
Total Acres 0.63					Land Total	44,148

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,430 Sqft	Grade C 114	Base	97,071
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	560 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,533
Heating	100% Hot Water	Cooling	0% None	Heat	2,543
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,201
Attic	None, no access/use			Attic	0
FirePlaces	2			Fireplace	8,892
Insulation	Capped only			Insulation	-1,229
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Above Average	Typical	116,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	85,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1965	46	C 114	1,695	Avg+	74%	100%	100%	1,254
SwimPool, Above Grnd	2008	452	C 100	588	Avg.	89%	100%	100%	523
Deck(s) wd. fr.	2008	280	C 110	3,084	Avg.	89%	100%	100%	2,745
Shed(s) wd. fr.	2011	96	C 100	1,154	Avg.	91%	100%	100%	1,050
1,430 SFLA							Outbuilding Total		5,572

Accpt Land 44,150 **Accepted Bldg** 91,420 **Total** 135,570

Name: LAWRENCE, TOBY C
LAWRENCE, JESZEL M
Map/Lot: 32-204
Account: 1654 Card: 1 of 1 Location: 47 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2194
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	08/15/2014
Sale Price	142,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	ACRES-Dev. Lot (Fract.)	42,000.00	38,148	100%		38,148
Total Acres 0.33					Land Total	38,148

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,116 Sqft	Grade C 120	Base	131,709
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	45% Forced Warm	Cooling	0% None	Heat	-4,979
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,020
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1803	1987	Typical	Typical	Good	Typical	127,210

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	88,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1994	274	C 100	2,743	Avg.	82%	100%	100%	2,249
Shed(s) wd. fr.	1991	240	C 110	3,172	Avg.	80%	90%	100%	2,284
Porch(es) encl. wd. fr.	1991	272	C 110	8,775	Avg.	80%	90%	100%	6,318
Porch(es) open wd. fr.	1994	72	C 120	2,293	Good	70%	99%	100%	1,589
2,232 SFLA						Outbuilding Total			12,440

Accpt Land	38,150	**Accepted Bldg**	100,600	**Total**	138,750

Name: Pointer, Noel Nichola
Pointer, Dylan James
Map/Lot: 32-205
Account: 2585 Card: 1 of 1 Location: 45 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2168

Sale Data

Sale Date	02/15/2018
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	18 deed- new owners from CO.
Reference 2	"Gibson's Folly" Exempts off at sale.
Bldg Codes	3
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	90%	Unimproved	37,800
0.39	ACRES-Secondary ac.	8,300.00	3,237	90%	Topography	2,913
Total Acres 0.79					Land Total	40,713

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Thre Story	798 Sqft	Grade C 100	Base	155,782
Exterior	Brick/Stone	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-519
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11	Extras	Add'l Heat 1		
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,488
Attic	None, no access/use			Attic	0
FirePlaces	2			Fireplace	7,800
Insulation	Capped only			Insulation	-1,805
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Typical	Typical	Above Average	Typical	168,746

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	101,248

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
2 Story, wd. fr.	1810	600	C 100	42,918	Avg+	60%	95%	100%	24,463
Basement, Unfin.	1810	600	C 100	4,898	Avg+	60%	95%	100%	2,792
Porch(es) open wd. fr.	1810	55	C 100	1,635	Avg+	60%	100%	100%	981
1.5S Garage, wd. fr.	1810	396	C 100	9,862	Avg+	60%	95%	100%	5,621
Shed(s) wd. fr.	1810	144	C 100	1,729	Avg+	60%	90%	100%	933
Shed(s) wd. fr.	1810	136	C 100	1,633	Avg+	60%	95%	100%	931
3,594 SFLA						Outbuilding Total			35,721

Accpt Land 40,710 **Accepted Bldg** 136,970 **Total** 177,680

Name: BREZOVSKY, KENNETH W
Brezovsky, Patricia
Map/Lot: 32-206
Account: 359 Card: 1 of 1 Location: 41 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Public Water-
Street	Paved
0	2189
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/24/1995
Sale Price	48,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	95%	Unimproved	31,544
0.15	ACRES-Secondary ac.	8,300.00	1,245	50%	Unimproved	623
0.14	ACRES-Rear land: 1st 5ac.	5,000.00	700	80%	Size/Shape	560
Total Acres 0.54					Land Total	32,727

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two & 1/2 Story	792 Sqft	Grade C 116	Base	126,179
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-717
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,583
Rooms	10	Extras	Add'l Heat 1		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,343
Attic	1/2 Finished			Attic	5,852
FirePlaces	1			Fireplace	6,032
Insulation	Mostly			Insulation	-597
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2007	Modern	Typical	Good	Typical	144,078

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	70%	96%	100%	96,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn, 1.5s wd. fr.	1850	1020	C 90	21,190	Avg.	50%	95%	100%	10,065
Porch(es) open wd. fr.	2011	96	C 115	2,647	Avg.	91%	95%	100%	2,289
1 Story, wd. fr.	1850	42	C 110	4,680	Good	70%	90%	100%	2,948
1.5 Story, wd. fr.	2006	864	C 110	54,418	Avg.	88%	95%	100%	45,494
1 Story, wd. fr.	2006	130	C 110	8,198	Avg.	88%	95%	100%	6,853
Basement, Unfin.	1850	576	D 100	3,164	Avg.	50%	95%	100%	1,503
Shed(s) wd. fr.	2011	128	C 100	1,537	Avg.	91%	95%	100%	1,329
Deck(s) wd. fr.	2011	156	C 100	1,563	Avg.	91%	100%	100%	1,422
Porch Roof	2015	24	C 120	419	Avg.	93%	100%	100%	390
Deck(s) wd. fr.	2017	372	D 100	2,493	Avg.	94%	100%	100%	2,343
3,448 SFLA						Outbuilding Total			74,636

Accpt Land 32,730 **Accepted Bldg** 171,460 **Total** 204,190

Map/Lot: 32-207
Account: 1601 Card: 1 of 1 Location: 39 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2208
Reference 1	7/16 new owner f5
Reference 2	
Bldg Codes	4
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	07/25/2016
Sale Price	191,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.24	ACRES-Secondary ac.	8,300.00	1,992	100%		1,992
Total Acres 0.54					Land Total	38,365

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two & 1/2 Story	1,707 Sqft	Grade C 90	Base	212,622
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-999
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	5,992
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	8	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	10,109
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,896
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Typical	224,828

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	134,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2.5 Story, wd. fr.	1985	390	C 100	37,177	Avg.	76%	90%	100%	25,430
Basement, Unfin.	1985	390	C 100	3,375	Avg.	76%	95%	100%	2,437
1 Story, wd. fr.	1850	208	C 90	9,256	Avg+	60%	90%	100%	4,999
1 Story, wd. fr.	1850	48	C 90	4,027	Avg+	60%	90%	100%	2,174
Porch(es) open wd. fr.	1850	90	C 90	1,984	Avg+	60%	100%	100%	1,190
Bay Window(s) wd. fr.	1850	28	C 90	1,113	Avg+	60%	100%	100%	668
Porch Roof	1850	20	C 90	281	Avg+	60%	100%	100%	169
5,527 SFLA							Outbuilding Total		37,067

Accpt Land 38,370 **Accepted Bldg** 171,960 **Total** 210,330

Name: MROUSE, ELIZABETH B (Trustee)
Elizabeth B. Mrouse Trust Agreement
Map/Lot: 32-208
Account: 2267 Card: 1 of 1
Location: 37 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2254
Reference 1	
Reference 2	sold to trust 4/8/14
Bldg Codes	9
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	08/02/2005
Sale Price	98,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	42,000.00	33,861	100%		33,861
0.25	ACRES-Road Frontage	20,000.00	5,000	100%		5,000
Total Acres 0.51				Land Total		38,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAPLELEAF Moho	2002	16X72	A 110	75,424	Avg.	51%	100%	100%	38,466
Deck(s) wd. fr.	2002	300	C 110	3,302	Avg.	86%	100%	100%	2,840
Porch(es) encl. wd. fr.	2001	56	C 100	3,357	Avg.	85%	100%	100%	2,853
Shed(s) wd. fr.	2004	96	C 95	1,095	Avg.	87%	100%	100%	953
1,152 SFLA						Outbuilding Total			45,112

Accpt Land	38,860	**Accepted Bldg**	45,110	**Total**	83,970

Name: PHINNEY, FLOYD
PHINNEY, WILDA
Map/Lot: 32-209
Account: 2099 Card: 1 of 1 Location: 29 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2274
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	ACRES-Dev. Lot (Fract.)	42,000.00	23,944	100%		23,944
Total Acres 0.13					Land Total	23,944

Dwelling Description / Replacement Cost New

Colonial/Traditional	One & 1/2 Story	993 Sqft	Grade C 100	Base	90,193
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,324
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,123
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Above Average	Typical	93,557

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	55,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	170	C 100	8,905	Avg+	60%	99%	100%	5,290
Attic , Finished	1860	170	C 100	2,166	Avg+	60%	99%	100%	1,287
Shed(s) wd. fr.	1996	120	D 100	965	Avg.	83%	100%	100%	801
Deck(s) wd. fr.	1999	80	C 90	720	Avg.	84%	100%	100%	605
1,745 SFLA							Outbuilding Total		7,983

Accpt Land 23,940 **Accepted Bldg** 63,560 **Total** 87,500

Map/Lot: 32-210
Account: 486 Card: 1 of 1 Location: 22 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2237
Reference 1	sold, see f5
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	06/11/2012
Sale Price	74,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	100%		28,174
Total Acres 0.18				Land Total		28,174

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	One & 1/2 Story	660 Sqft	Grade C 116	Base	81,234
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,792
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Very Good	Typical	82,528

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	66,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1986	384	C 105	8,993	Avg+	82%	95%	100%	7,005
Deck(s) wd. fr.	2001	190	C 110	2,093	Avg.	85%	100%	100%	1,779
990 SFLA						Outbuilding Total			8,784

Accpt Land	28,170	**Accepted Bldg**	74,810	**Total**	102,980

Name: ROBBINS, RHONDA
ROBBINS, DEZERAY
Map/Lot: 32-211
Account: 2447 Card: 1 of 1 Location: 24 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2220
Reference 1	Hstead off at address change- letter 7/15
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	05/01/2007
Sale Price	96,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.06	ACRES-Secondary ac.	8,300.00	498	100%		498
Total Acres 0.31				Land Total		33,702

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	672 Sqft	Grade C 100	Base	70,756
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-524
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-437
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	0% None	Heat	-1,124
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-760
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1806	1975	Typical	Typical	Good	Typical	69,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	48,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1806	192	C 115	7,207	Good	70%	100%	100%	5,045
Garage, wd. fr.	1925	340	D 140	7,389	Avg.	50%	100%	100%	3,694
Shed(s) wd. fr.	1925	160	D 100	1,287	Avg-	40%	95%	100%	489
1,008 SFLA						Outbuilding Total			9,228

Accpt Land 33,700 **Accepted Bldg** 57,590 **Total** 91,290

Name: Halewijn, Terrell H

Map/Lot: 32-212

Account: 1220 Card: 1 of 1 Location: 26 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2200
Reference 1	Rental
Reference 2	foreclosure req 1/11
Bldg Codes	2
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	11/25/2014
Sale Price	25,650
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	42,000.00	33,861	100%		33,861
0.20	ACRES-Secondary ac.	8,300.00	1,660	100%		1,660
Total Acres 0.46					Land Total	35,521

Dwelling Description

Colonial/Traditional	Two & 1/2 Story	720 Sqft	Grade C 80	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	90,373
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11	Extras	Add'l Heat 1		
Bedrooms	6	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,744
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,086
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Above Average	Typical	92,657

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	55,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1950	680	D 110	9,716	Avg.	57%	100%	100%	5,538
Porch(es) open wd. fr.	1890	75	C 80	1,568	Avg+	60%	99%	100%	932
1 Story, wd. fr.	1890	45	C 80	3,492	Avg+	60%	95%	100%	1,990
1.5 Story, wd. fr.	1890	368	C 80	18,676	Avg+	60%	95%	100%	10,646
Basement, Unfin.	1890	368	C 80	2,574	Avg+	60%	99%	100%	1,529
Deck(s) wd. fr.	1890	96	C 110	1,058	Avg+	60%	99%	100%	629
2,397 SFLA						Outbuilding Total			21,264

Accpt Land	35,520	**Accepted Bldg**	76,300	**Total**	111,820

Map/Lot: 32-213
Account: 1709 Card: 1 of 1 Location: 30 Pine Street

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2172
Reference 1	Long time in fam. No SP.
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/26/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.23	ACRES-Secondary ac.	8,300.00	1,909	100%		1,909
Total Acres 0.53				Land Total		38,282

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	690 Sqft	Grade C 120	Base	94,836
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	6,739
Attic	1/4 Finished			Attic	2,648
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	103,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	61,589

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1860	408	C 120	5,881	Avg+	60%	100%	100%	3,529
Deck(s) wd. fr.	1860	200	C 110	2,202	Avg.	50%	100%	100%	1,101
1 Story, wd. fr.	1860	252	C 110	13,070	Avg+	60%	95%	100%	7,450
1 Story, wd. fr.	1860	280	C 120	15,480	Avg+	60%	95%	100%	8,824
Attic , Finished	1860	280	C 120	4,280	Avg+	60%	95%	100%	2,440
Basement, Unfin.	1860	280	C 120	3,091	Avg+	60%	95%	100%	1,762
1,707 SFLA						Outbuilding Total			25,106

Accpt Land 38,280 **Accepted Bldg** 86,700 **Total** 124,980

Map/Lot: 32-214
Account: 832 Card: 1 of 1 Location: 36 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2284
Reference 1	2005 doc is div decree
Reference 2	
Bldg Codes	2
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	11/21/2018
Sale Price	68,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	95%	Unimproved	25,235
Total Acres 0.16					Land Total	25,235

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	891 Sqft	Grade C 100	Base	103,887
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-579
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,744
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,344
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1983	Typical	Typical	Above Average	Typical	105,708

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	62,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	42	D 130	3,708	Avg+	60%	95%	100%	2,114
Deck(s) wd. fr.	1983	112	C 105	1,178	Avg.	75%	100%	100%	884
Garage, wd. fr.	1983	384	D 130	7,459	Avg.	75%	100%	100%	5,594
Porch Roof	1860	20	C 100	312	Avg+	60%	99%	100%	185
1,824 SFLA						Outbuilding Total			8,777

Accpt Land 25,240 **Accepted Bldg** 71,570 **Total** 96,810

Map/Lot: 32-215
Account: 1245 Card: 1 of 1 Location: 40 FRANKLIN ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	06/09/2017
Topography	Gently sloping-rolling-	Sale Price	10
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
0	2263	Verified	Public Record
		Validity	Related Parties

Sale Data

Reference 1			
Reference 2	4/13: complaint of foreclosure		
Bldg Codes	2		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	ACRES-Dev. Lot (Fract.)	42,000.00	19,922	100%		19,922
Total Acres 0.09				Land Total		19,922

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	570 Sqft	Grade C 110	Base	78,141
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,148
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-709
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	82,172

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	49,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Porch(es) encl. wd. fr.	1900	112	C 110	5,010	Avg+	60%	100%	100%	3,006
2 Story, wd. fr.	1900	435	C 110	35,672	Avg+	60%	95%	100%	20,333
1 Story, wd. fr.	1900	30	C 100	3,819	Avg+	60%	95%	100%	2,176
1 Story, wd. fr.	1900	272	C 100	12,610	Avg+	60%	95%	100%	7,188
Garage, wd. fr.	1900	272	C 100	6,817	Avg+	60%	100%	100%	4,090
Bay Window(s) wd. fr.	1900	9	C 110	437	Avg+	60%	100%	100%	262
Porch(es) encl. wd. fr.	1900	45	C 100	3,120	Avg+	60%	100%	100%	1,872
1 Story, wd. fr.	1900	30	C 110	4,202	Avg+	60%	95%	100%	2,395
Porch Roof	1900	8	C 110	224	Avg+	60%	100%	100%	134
2,066 SFLA						Outbuilding Total			41,456

Accpt Land 19,920 **Accepted Bldg** 90,760 **Total** 110,680

Map/Lot: 32-216
Account: 1233 Card: 1 of 1 Location: 42 FRANKLIN ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	04/10/2013
Topography	Level-slightly sloping-	Sale Price	40,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
0	2263	Verified	Public Record
		Validity	Liquidation

Sale Data

Reference 1			
Reference 2	CK LOT SZ CLAIMS .18		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	100%		22,025
Total Acres 0.11				Land Total		22,025

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	1,192 Sqft	Grade C 115	Base	117,580
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-891
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,550
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	0	Typical	Typical	Good	Typical	115,139

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	80,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1845	144	D 125	4,038	Avg.	50%	95%	100%	1,918
Deck(s) wd. fr.	2011	288	C 110	3,172	Avg.	91%	100%	100%	2,887
1,788 SFLA						Outbuilding Total			4,805

Accpt Land	22,030	**Accepted Bldg**	85,400	**Total**	107,430

Name: SWEET, THOMAS G
SWEET, HERMIONE P
Map/Lot: 32-217
Account: 2550 Card: 1 of 1 Location: 44 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2240
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	100%		25,720
Total Acres 0.15					Land Total	25,720

Dwelling Description / Replacement Cost New

Cape Cod/Salt Box	One Story	1,053 Sqft	Grade C 110	Base	75,335
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,807
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	Full finished			Attic	14,757
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-873
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Typical	Typical	Above Average	Typical	94,115

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	68,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1963	400	C 110	9,695	Avg+	73%	95%	100%	6,723
Shed, 1.5s wd. fr.	1988	240	D 100	2,358	Avg.	78%	100%	100%	1,839
Deck(s) wd. fr.	1963			----SOUND VALUE----					400
Porch(es) open wd. fr.	1963			----SOUND VALUE----					100
1,053 SFLA							Outbuilding Total		9,062

Accpt Land 25,720 **Accepted Bldg** 77,770 **Total** 103,490

Map/Lot: 32-218
Account: 296 Card: 1 of 1 Location: 119 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2219

Sale Data

Sale Date	01/30/2019
Sale Price	362,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	was VRBO f5
Reference 2	historic Barnard House f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.16	ACRES-Road Frontage	20,000.00	3,200	100%		3,200
Total Acres 0.56					Land Total	45,200

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	2,740 Sqft	Grade B 107	Base	344,860
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-2,535
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	648
Heating	100% Hot Water	Cooling	100% None	Heat	12,166
Rooms	16	Extras	Add'l Heat 1		
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	11,988
Attic	Floor & Stairs			Attic	7,267
FirePlaces	7			Fireplace	29,600
Insulation	Capped only			Insulation	-5,880
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	2007	Typical	Typical	Good	Typical	398,114

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	278,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1830	170	B 107	4,989	Good	70%	100%	100%	3,492
Porch(es) open wd. fr.	1830	102	B 107	3,411	Good	70%	100%	100%	2,388
2S Bay Window, wd.	1830	16	B 107	1,550	Good	70%	100%	100%	1,085
Bay Window(s) wd. fr.	1830	28	B 107	1,760	Good	70%	100%	100%	1,232
5,540 SFLA						Outbuilding Total			8,197

Accpt Land 45,200 **Accepted Bldg** 286,880 **Total** 332,080

Map/Lot: 32-219
Account: 2119 Card: 1 of 1 Location: 13 BUCK ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2256
Reference 1	
Reference 2	sp=153k in '16
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	01/08/1998
Sale Price	104,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	42,000.00	28,947	95%	Unimproved	27,499
Total Acres 0.19					Land Total	27,499

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,260 Sqft	Grade C 110	Base	116,997
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-1,081
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-901
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,720
Insulation	Capped only			Insulation	-1,568
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Typical	Typical	Good	Typical	122,256

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	84,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	1840	516	C 100	11,983	Avg+	60%	100%	100%	7,190
1 Story, wd. fr.	1840	220	C 105	11,258	Good	70%	95%	100%	7,487
Porch(es) open wd. fr.	1840	184	C 110	4,103	Good	70%	99%	100%	2,843
1 Story, wd. fr.	1840	108	C 100	6,653	Good	70%	95%	100%	4,424
Canopy, wd. fr.	1999	108	C 110	712	Avg.	84%	100%	100%	598
Patio	1840			- - - - S O U N D	V A L U E - - - -				350
2,218 SFLA						Outbuilding Total			22,892

Accpt Land 27,500 **Accepted Bldg** 107,620 **Total** 135,120

Map/Lot: 32-220
Account: 1859 Card: 1 of 1 Location: 9 BUCK ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2277

Sale Data

Sale Date	07/01/2016
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Reference 1	11-18: Arline Reed asked about what is owed		
Reference 2			
Bldg Codes	5		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	95%	Unimproved	26,766
Total Acres 0.18					Land Total	26,766

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,290 Sqft	Grade D 112	Base	121,362
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Alternative	Cooling	100% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	4		
Baths	5	Half Baths	0	Plumbing	14,047
Attic	Floor & Stairs			Attic	2,134
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,460
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2018	Typical	Typical	Below Average	Typical	135,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	40%	92%	100%	49,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
2 Story, wd. fr.	1880	1144	D 112	58,157	Avg-	40%	92%	100%	21,402
Garage, wd. fr.	1950	324	D 130	6,643	Avg-	41%	100%	100%	2,724
Porch(es) open wd. fr.	1880	112	D 112	1,921	Avg-	40%	92%	100%	707
Basement, Unfin.	1880	1144	D 112	6,635	Avg-	40%	92%	100%	2,442
Shed(s) wd. fr.	1880	33	D 112	296	Avg-	40%	92%	100%	109
Bay Window(s) wd. fr.	1880	36	D 112	1,193	Avg-	40%	92%	100%	439
Deck(s) wd. fr.	1999	64	C 110	705	Avg.	84%	100%	100%	592
4,904 SFLA						Outbuilding Total			28,415

Accpt Land	26,770	**Accepted Bldg**	78,260	**Total**	105,030

Name: McInerney, Nancy M

Map/Lot: 32-221

Account: 1486 Card: 1 of 1 Location: 5 BUCK ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2296
Reference 1	
Reference 2	
Bldg Codes	4
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	04/10/2017
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	90%	Multi-Fact	25,357
Total Acres 0.18					Land Total	25,357

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two & 1/2 Story	884 Sqft	Grade C 75	Base	111,006
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-431
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,586
Rooms	12	Extras	Add'l Heat 1		
Bedrooms	8	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	10,530
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,250
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2016	Typical	Typical	Average	Typical	122,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	50%	90%	100%	55,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1880	378	C 75	21,603	Avg.	50%	85%	100%	9,182
1 Story, wd. fr.	1880	80	C 75	4,228	Avg.	50%	85%	100%	1,797
Shed(s) wd. fr.	1880			- - - - S O U N D	V A L U E - - - -				200
Basement, Unfin.	1880	378	C 75	2,467	Avg.	50%	90%	100%	1,111
Attic, Unfinished	1880	378	C 75	1,066	Avg.	50%	90%	100%	480
3,046 SFLA						Outbuilding Total			12,770

Accpt Land	25,360	**Accepted Bldg**	67,870	**Total**	93,230

Map/Lot: 32-222
Account: 811 Card: 1 of 1 Location: 1 BUCK ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2302
Reference 1	Long time in Fam. No SP.
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	42,000.00	23,004	100%		23,004
Total Acres 0.12				Land Total		23,004

Dwelling Description / Replacement Cost New

Colonial/Traditional	One Story	1,382 Sqft	Grade C 100	Base	83,028
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	17,607
FirePlaces	1			Fireplace	5,200
Insulation	Capped only			Insulation	-1,042
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Typical	103,895

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	61,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Screen Porch	1850	204	C 100	4,488	Poor	20%	50%	100%	449
Bay Window(s) wd. fr. 1,400 SFLA	1850	18	C 100	796	Avg+	60%	99%	100%	473
						Outbuilding Total			922

Accpt Land 23,000 **Accepted Bldg** 62,640 **Total** 85,640

Name: Webbs Cove Management LLC
Bucksport, Town of (@4-1-2018) Map/Lot: 32-223
Account: 1919 Card: 1 of 1 Location: 2 BUCK ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2336
Reference 1	Hugh Reynolds was bidder for WCM LLC
Reference 2	
Bldg Codes	3
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	04/23/2018
Sale Price	47,400
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	97%	Unimproved	26,559
Total Acres 0.17					Land Total	26,559

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,320 Sqft	Grade C 90	Base	132,422
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	968 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,715
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	6,795
Rooms	15	Extras	Add'l Heat 1		
Bedrooms	8	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,739
Attic	Floor & Stairs			Attic	2,602
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	2019	Typical	Typical	Above Average	Typical	157,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	94,364

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1830	75	C 90	1,765	Avg+	60%	100%	100%	1,059
2,640 SFLA							Outbuilding Total		1,059

Accpt Land	26,560	**Accepted Bldg**	95,420	**Total**	121,980

Name: Corbett, Russell E
Brandon, Christopher H JT
Map/Lot: 32-224
Account: 2532 Card: 1 of 1
Location: 4 BUCK ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2328

Sale Data

Sale Date	06/16/2016
Sale Price	138,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	new owners in pending
Reference 2	Dan Burpee = local contact @ 2 Rivers
Bldg Codes	3
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	100%		26,563
Total Acres 0.16				Land Total		26,563

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	One Story	1,102 Sqft	Grade C 114	Base	95,847
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	915 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,944
Heating	100% Hot Water	Cooling	0% None	Heat	1,960
Rooms	10	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	2		
Baths	4	Half Baths	0	Plumbing	13,872
Attic	Full finished			Attic	16,005
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2004	Modern	Modern	Good	Typical	137,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	70%	103%	100%	99,230

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	365	C 114	18,226	Good	70%	95%	100%	12,120
Deck(s) wd. fr.	1880	222	C 114	2,535	Good	70%	103%	100%	1,827
Porch(es) open wd. fr.	1880	300	C 114	6,401	Good	70%	103%	100%	4,615
1,467 SFLA						Outbuilding Total			18,562

Accpt Land	26,560	**Accepted Bldg**	117,790	**Total**	144,350

Map/Lot: 32-225
Account: 1444 Card: 1 of 1 Location: 6 BUCK ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2319
Reference 1	see f5 ck swr when deeded.
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Sale Data

Sale Date	10/14/2010
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	95%	Unimproved	25,235
Total Acres 0.16					Land Total	25,235

Dwelling Description / **Replacement Cost New**

Ranch	One Story	936 Sqft	Grade C 116	Base	73,446
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-706
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,694
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-819
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Typical	Typical	Above Average	Typical	73,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	52,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy, wd. fr.	1959	432	C 130	3,372	Avg+	71%	100%	100%	2,394
Porch(es) open wd. fr.	2015	24	C 120	1,357	Avg.	93%	100%	100%	1,262
Car Port	2005	288	D 100	1,160	Avg.	88%	100%	100%	1,021
936 SFLA						Outbuilding Total			4,677

Accpt Land 25,240 **Accepted Bldg** 56,940 **Total** 82,180

Name: DIBIASE, RICHARD S
DIBIASE, MARY CHARLENE
Map/Lot: 32-226
Account: 2747 Card: 1 of 1
Location: 10 BUCK ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN	Sale Date	12/13/2007
Topography	Gently sloping-rolling-	Sale Price	57,000
Utilities	Public Water-Public Sewer-	Sale Type	Land only
Street	Paved	Financing	Conventional
0	2311	Verified	Buyer
		Validity	Arms Length Sale

Sale Data

Reference 1	swr 45 abutter sale		
Reference 2	cash sale to dibiase,richardS&MaryCharlene		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	75%	Multi-Fact	21,131
Total Acres 0.18					Land Total	21,131

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	One Story	1,344 Sqft	Grade C 100	Base	81,349
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm CrawlSp	Basement	-6,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,200
Insulation	Capped only			Insulation	-1,013
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1906	0	Typical	Typical	Above Average	Typical	79,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	46,989

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1906	256	C 100	4,901	Avg+	60%	100%	100%	2,941
1 Story, wd. fr.	1906	240	C 100	11,448	Avg+	60%	90%	100%	6,182
Basement, Unfin.	1906	240	C 100	2,288	Avg+	60%	100%	100%	1,373
1,584 SFLA						Outbuilding Total			10,496

Accpt Land	21,130	**Accepted Bldg**	57,490	**Total**	78,620

Name: DIBIASE, RICHARD, JR
DIBIASE, CHARLENE
Map/Lot: 32-227
Account: 863 Card: 1 of 1 Location: 12 BUCK ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2320
Reference 1	SEE F5
Reference 2	RW FROM 32-226-SAME OWNER
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	95%	Unimproved	20,924
Total Acres 0.11					Land Total	20,924

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	750 Sqft	Grade C 114	Base	106,395
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-556
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,668
Rooms	10	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,335
Attic	Full finished			Attic	10,893
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,289
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	Typical	Typical	Above Average	Typical	123,446

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	75,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1988	100	C 110	1,102	Avg+	83%	100%	100%	915
Porch(es) open wd. fr.	1935	75	C 114	2,236	Avg+	61%	100%	100%	1,364
Porch(es) open wd. fr.	1935	96	C 114	2,623	Avg+	61%	100%	100%	1,600
Porch(es) encl. wd. fr.	1935	0	D 100	1,446	Avg+	61%	100%	100%	882
Entry Enclosure(s)	1935	30	C 114	1,037	Avg+	61%	100%	100%	633
1,500 SFLA							Outbuilding Total		5,394

Accpt Land 20,920 **Accepted Bldg** 80,700 **Total** 101,620

Map/Lot: 32-228
Account: 2043 Card: 1 of 1 Location: 14 BUCK ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2291
Reference 1	11/15 placarded f5
Reference 2	
Bldg Codes	5
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	07/29/2017
Sale Price	12,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	42,000.00	38,722	90%	Multi-Fact	34,850
Total Acres 0.34					Land Total	34,850

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,369 Sqft	Grade C 100	Base	175,231
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-890
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	0
Rooms	12	Extras	Add'l Heat 1		
Bedrooms	6	Add Fixtures	5		
Baths	6	Half Baths	0	Plumbing	23,400
Attic	Small storage area			Attic	1,362
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-2,064
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1878	0	Typical	Typical	Below Average	Inadeq.	197,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	40%	50%	100%	39,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1878	352	C 100	27,152	Avg-	40%	50%	100%	5,431
Basement, Unfin.	1878	352	C 100	3,099	Avg-	40%	50%	100%	620
1 Story, wd. fr.	1878	120	C 100	7,088	Avg-	40%	50%	100%	1,418
Porch(es) open wd. fr.	1878	84	C 100	2,106	Avg-	40%	50%	100%	421
Porch(es) open wd. fr.	1878	90	C 100	2,205	Avg-	40%	50%	100%	441
3,562 SFLA						Outbuilding Total			8,331

Accpt Land 34,850 **Accepted Bldg** 47,740 **Total** 82,590

Map/Lot: 32-229
Account: 2044 Card: 1 of 1 Location: 115 School St. Unit #4

Neighborhood 13 Neighborhood 13

Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2259

Sale Data

Sale Date	02/25/1992
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	Long time in fam. No SP.
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	ACRES-Dev. Lot (Fract.)	42,000.00	16,267	100%		16,267
Total Acres 0.06				Land Total		16,267

Dwelling Description / **Replacement Cost New**

Row House	Two Story	672 Sqft	Grade C 102	Base	81,126
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-446
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,733
FirePlaces	2			Fireplace	7,956
Insulation	Capped only			Insulation	-1,034
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	0	Typical	Typical	Above Average	Typical	96,335

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	Location	60%	95%	90%	49,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1832			- - - - S O U N D V A L U E - - - -					500
2 Story, wd. fr.	1832	223	C 90	17,056	Avg+	60%	95%	90%	8,750
1,790 SFLA						Outbuilding Total			9,250

Accpt Land	16,270	**Accepted Bldg**	58,670	**Total**	74,940

Name: MCDONALD, PAUL
MCDONALD, MARY
Map/Lot: 32-230
Account: 280 Card: 1 of 1 Location: 115 School St. Unit #3

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2265
Reference 1	
Reference 2	don't ck re in utilities-local add f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 13

Sale Data

Sale Date	07/19/2007
Sale Price	79,250
Sale Type	Other
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	ACRES-Dev. Lot (Fract.)	42,000.00	16,267	100%		16,267
Total Acres 0.06					Land Total	16,267

Dwelling Description / **Replacement Cost New**

Row House	Two & 1/2 Story	672 Sqft	Grade C 115	Base	113,441
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Unknown Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-502
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,014
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	None, no access/use			Attic	0
FirePlaces	2			Fireplace	8,970
Insulation	Capped only			Insulation	-1,457
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	2017	Typical	Typical	Good	Typical	126,695

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	Location	70%	90%	90%	71,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1832	49	C 115	1,768	Good	70%	90%	90%	1,003
1 Story, wd. fr.	1832	130	C 115	8,570	Good	70%	90%	90%	4,859
Shed(s) wd. fr.	1832			- - - - S O U N D	V A L U E - - - -				800
Porch Roof	1832	12	C 115	276	Good	70%	90%	90%	157
1,810 SFLA						Outbuilding Total			6,819

Accpt Land	16,270	**Accepted Bldg**	78,660	**Total**	94,930

Map/Lot: 32-231
Account: 2349 Card: 1 of 1 Location: 115 School St. Unit #2

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN	Sale Date	12/20/2017
Topography	Gently sloping-rolling-	Sale Price	50,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
0	2268	Verified	Public Record
		Validity	Arms Length Sale

Sale Data

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	ACRES-Dev. Lot (Fract.)	42,000.00	16,267	100%		16,267
Total Acres 0.06				Land Total		16,267

Dwelling Description / **Replacement Cost New**

Row House	Two Story	672 Sqft	Grade C 105	Base	83,512
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-1,559
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-459
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,201
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	983
Attic	Full finished			Attic	8,989
FirePlaces	1			Fireplace	5,460
Insulation	Capped only			Insulation	-1,064
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	2015	Typical	Typical	Above Average	Typical	98,063

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	Location	60%	90%	90%	47,659

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1832			- - - - S O U N D	V A L U E - - - -				500
Porch(es) open wd. fr.	1832	49	C 105	1,615	Avg+	60%	90%	90%	785
1 Story, wd. fr.	1832	130	C 105	7,823	Avg+	60%	90%	90%	3,803
1,474 SFLA						Outbuilding Total			5,088

Accpt Land 16,270 **Accepted Bldg** 52,750 **Total** 69,020

Map/Lot: 32-232
Account: 1737 Card: 1 of 1 Location: 115 School St. Unit #1

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2373		
Reference 1	see f5. SP=131k in '16. Improved.		
Reference 2	was considered a "Res. Condo"		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Sale Data

Sale Date	12/08/2006
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	ACRES-Dev. Lot (Fract.)	42,000.00	18,783	100%		18,783
Total Acres 0.08					Land Total	18,783

Dwelling Description / **Replacement Cost New**

Row House	Two Story	672 Sqft	Grade B 105	Base	111,071
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-610
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,928
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,614
Attic	Full finished			Attic	11,956
FirePlaces	1			Fireplace	7,262
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1822	2007	Typical	Typical	Very Good	Typical	135,221

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Common wall	Location	80%	95%	90%	92,491

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1910	136	B 110	7,415	V.G.	80%	100%	90%	5,339
1 Story, wd. fr.	2002	190	C 110	10,595	Avg.	86%	90%	90%	7,381
Porch(es) open wd. fr.	2017	21	B 120	1,729	Avg.	94%	100%	90%	1,463
Shed(s) wd. fr.	2002	32	C 110	424	Avg.	86%	90%	90%	295
Bay Window(s) wd. fr.	1822	18	B 105	1,110	V.G.	80%	95%	90%	759
1,552 SFLA							Outbuilding Total		15,237

Accpt Land 18,780 **Accepted Bldg** 107,730 **Total** 126,510

Map/Lot: 32-233
Account: 279 Card: 1 of 1 Location: 107 SCHOOL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2279

Sale Data

Sale Date	01/12/2016
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	BB died 1/28/15		
Reference 2	Joseph Bradley House - historic f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	5 11 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	ACRES-Dev. Lot (Fract.)	42,000.00	40,394	100%		40,394
Total Acres 0.37					Land Total	40,394

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,140 Sqft	Grade C 120	Base	133,670
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-889
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	4,268
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	Floor & Stairs			Attic	3,132
FirePlaces	1			Fireplace	6,240
Insulation	Capped only			Insulation	-2,063
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1849	0	Typical	Typical	Good	Typical	146,604

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	102,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1849	270	C 100	7,935	Avg.	50%	100%	100%	3,968
Attic , Finished	1849	270	C 100	3,440	Avg.	50%	90%	100%	1,548
Porch(es) encl. wd. fr.	1849	226	C 110	7,693	Avg.	50%	100%	100%	3,846
Deck(s) wd. fr.	1849	160	C 110	1,763	Avg.	50%	100%	100%	882
Shed(s) wd. fr.	2016	456	C 110	6,024	Avg.	94%	90%	100%	5,097
Barn, 2s wd. fr.	1849	1200	C 90	25,600	Avg.	50%	50%	100%	6,400
Porch(es) encl. wd. fr.	1849			----SOUND VALUE----					0
2,415 SFLA							Outbuilding Total		21,741

Accpt Land	40,390	**Accepted Bldg**	124,360	**Total**	164,750

Name: Ho, Minh Van
Ut, Thi Nguyan
Map/Lot: 32-234
Account: 2345 Card: 1 of 1 Location: 41 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2300

Sale Data

Sale Date	12/19/2013
Sale Price	20,662
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	James Buck Homestead- historic f5
Reference 2	Grandson of Jonathan Buck, founder
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
076 X 116	$/FF -REGULAR LOT	650.00	53,205	68%	Unimproved	36,180
2,560	SF -Rear Land	2.25	5,760	70%	Topography	4,032
Total Acres 0.26					Land Total	40,212

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,080 Sqft	Grade C 100	Base	107,307
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	Floor & Stairs			Attic	2,517
FirePlaces	1			Fireplace	5,200
Insulation	Capped only			Insulation	-1,629
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Above Average	Typical	115,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	60%	90%	100%	62,371

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1890	60	C 100	1,716	Avg+	60%	90%	100%	927
Porch(es) open wd. fr.	1890	102	C 100	2,397	Avg+	60%	90%	100%	1,294
1 Story, wd. fr.	1890	90	C 100	5,998	Avg+	60%	90%	100%	3,239
Porch(es) open wd. fr.	1890	70	C 100	1,877	Avg+	60%	90%	100%	1,013
2,250 SFLA								Outbuilding Total	6,473

Accpt Land 40,210 **Accepted Bldg** 68,840 **Total** 109,050

Map/Lot: 32-235
Account: 159 Card: 1 of 1 Location: 27 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-Severely Sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2315		
Reference 1	300'+ road frontage		
Reference 2	Was #35-- realtor called it #27		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	17

Sale Data

Sale Date	03/05/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 100	$/FF -REGULAR LOT	650.00	130,000	80%	Multi-Fact	104,000
0.71	ACRES-Secondary ac.	6,500.00	4,615	70%	Topography	3,231
Total Acres 1.17					Land Total	107,231

Accpt Land 107,230 **Accepted Bldg** 0 **Total** 107,230

Name: Hope, Catherine V
Hope, Bernard, A. JT
Map/Lot: 32-239
Account: 2327 Card: 1 of 1
Location: 25 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2350
Reference 1	
Reference 2	
Bldg Codes	45
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	03/05/2013
Sale Price	27,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
074 X 093	$/FF -REGULAR LOT	650.00	46.386	60%	Multi-Fact	27,832
Total Acres 0.16					Land Total	27,832

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	Two Story	594 Sqft	Grade C 110	Base	89,814
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,039
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,971
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2014	Modern	Modern	Good	Typical	95,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	102%	100%	68,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1985	351	C 100	27,089	Avg.	76%	95%	100%	19,559
Slab/Crawl Sp.	1985	351	C 100	1,778	Avg.	76%	95%	100%	1,283
Shed(s) wd. fr.	2015	32	D 100	257	Avg.	93%	100%	100%	239
1,890 SFLA							Outbuilding Total		21,081

Accpt Land 27,830 **Accepted Bldg** 89,240 **Total** 117,070

Name: Bucksport Two, LLC
c/o Gene Gutierrez
Map/Lot: 32-240
Account: 1858 Card: 1 of 1 Location: 21 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2357
Reference 1	Eugene Gutierrez
Reference 2	
Bldg Codes	3
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	07/09/2014
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 099	$/FF -REGULAR LOT	650.00	42,685	60%	Multi-Fact	25,611
0.01	ACRES-Secondary ac.	6,500.00	65	100%		65
Total Acres 0.16				Land Total		25,676

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	999 Sqft	Grade D 128	Base	103,885
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-557
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,673
Rooms	16	Extras	Add'l Heat 1		
Bedrooms	8	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,422
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-3,224
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Inadeq.	109,199

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	50%	77%	100%	42,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	77	D 128	4,740	Avg.	50%	77%	100%	1,825
2 Story, wd. fr.	1900	448	D 128	28,522	Avg.	50%	77%	100%	10,981
Porch(es) open wd. fr.	1900	60	D 128	1,472	Avg.	50%	77%	100%	567
Deck(s) wd. fr.	1900			- - - - S O U N D V A L U E - - - -					400
2,971 SFLA						Outbuilding Total			13,773

Accpt Land 25,680 **Accepted Bldg** 55,820 **Total** 81,500

Map/Lot: 32-241
Account: 2611 Card: 1 of 1 Location: 4 Mill St

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2361

Reference 1	-51-001		
Reference 2			
Bldg Codes	5		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
077 X 100	$/FF -REGULAR LOT	650.00	50,050	65%	Multi-Fact	32,532
Total Acres 0.18					Land Total	32,532

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two & 1/2 Story	1,624 Sqft	Grade C 95	Base	226,185
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Hot Water	Cooling	0% None	Heat	2,206
Rooms	20	Extras	Add'l Heat 1		
Bedrooms	10	Add Fixtures	4		
Baths	5	Half Baths	0	Plumbing	17,784
Attic	Small storage area			Attic	1,420
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-6,525
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1877	2005	Typical	Typical	Above Average	Inadeq.	241,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	60%	96%	90%	124,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1.5 Story, wd. fr.	1877	600	C 100	35,565	Avg+	60%	90%	90%	17,285
Shed(s) wd. fr.	1877	600	C 100	7,207	Avg+	60%	85%	90%	3,308
Deck(s) wd. fr.	2005	440	C 110	4,844	Avg.	88%	90%	90%	3,453
Porch Roof	1877	30	C 95	382	Avg+	60%	96%	90%	198
4,960 SFLA						Outbuilding Total			24,244

Accpt Land	32,530	**Accepted Bldg**	149,220	**Total**	181,750

Name: Apartments for People, LLC
c/o Gene Gutierrez
Map/Lot: 32-242
Account: 1921 Card: 1 of 1
Location: 6 Mill St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2346
Reference 1	shingling roof 4/08
Reference 2	14: rents assigned
Bldg Codes	4
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	13

Sale Data

Sale Date	05/12/2014
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Dev. Lot (Fract.)	42,000.00	30,432	100%		30,432
Total Acres 0.21					Land Total	30,432

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	One & 1/2 Story	980 Sqft	Grade C 105	Base	119,223
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	No Bm CrawlSp	Basement	-4,923
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,408
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	14,742
Attic	None, no access/use			Attic	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	1974	Typical	Typical	Good	Typical	131,450

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	92,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	1974	224	C 100	1,344	Avg.	70%	100%	100%	941
1,470 SFLA							Outbuilding Total		941

Accpt Land 30,430 **Accepted Bldg** 92,960 **Total** 123,390

Name: Aprea, Ann Marie
Aycox, Jay H JT
Map/Lot: 32-243
Account: 2566 Card: 1 of 1 Location: 15 Mill St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-Severely Sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2305
Reference 1	3-19: owners plan to rent out home.
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	09/01/2017
Sale Price	167,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.20	ACRES-Road Frontage	20,000.00	4,000	85%	Topography	3,400
Total Acres 0.50					Land Total	39,773

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	704 Sqft	Grade C 132	Base	70,040
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	No Bm CrawlSp	Basement	-4,446
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,450
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,942
Attic	Full finished			Attic	11,839
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1851	2003	Modern	Modern	Very Good	Typical	83,825

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	103%	100%	69,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2003	208	C 120	12,342	Avg.	87%	100%	100%	10,738
Shed(s) wd. fr.	1900	288	C 120	4,152	V.G.	80%	100%	100%	3,322
Porch(es) open wd. fr.	2003	176	C 132	4,753	V.G.	80%	100%	100%	3,802
Attic , Finished	2003	208	C 132	3,497	V.G.	80%	100%	100%	2,798
Deck(s) wd. fr.	2004	120	C 132	1,586	V.G.	80%	100%	100%	1,269
1.5S Garage, wd. fr.	2014	576	C 120	15,652	Avg.	93%	100%	100%	14,556
Porch(es) encl. wd. fr.	2014	108	C 120	5,364	Avg.	93%	100%	100%	4,989
Shed(s) wd. fr.	1851	32	C 100	385	V.G.	80%	100%	100%	308
Patio	2014	120	C 120	866	Avg.	93%	100%	100%	805
1,016 SFLA						Outbuilding Total			42,587

Accpt Land	39,770	**Accepted Bldg**	111,660	**Total**	151,430

Map/Lot: 32-244
Account: 2848 Card: 1 of 1 Location: 4 PINE ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2366
Reference 1	6-18: HS off at sale
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	06/18/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
054 X 042	$/FF -REGULAR LOT	650.00	22,747	85%	Multi-Fact	19,335
Total Acres 0.05					Land Total	19,335

Dwelling Description

Ranch	One Story	785 Sqft	Grade C 127	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	71,934
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			St. Setback	0
Foundation	Concrete Walls	Basement	No Bm CrawlSp	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	-4,121
Heating	100% Forced Warm	Cooling	100% None	Fin Bsmt	0
Rooms	3	Extras	Add'l Heat 1	Heat	0
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	1976	Typical	Typical	Good	Typical	67,813

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	52,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1955	138	C 120	3,580	Avg+	69%	100%	100%	2,470
785 SFLA						Outbuilding Total			2,470

Accpt Land	19,340	**Accepted Bldg**	55,360	**Total**	74,700

Name: CHEN, JIN MING
CUI, XU JUAN
Map/Lot: 32-245
Account: 348 Card: 1 of 1 Location: 6 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2366
Reference 1	Lot fronts on Main and Mill also
Reference 2	
Bldg Codes	2
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	11/05/2002
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	93%	Topography	26,202
0.09	ACRES-Road Frontage	20,000.00	1,800	100%		1,800
Total Acres 0.27					Land Total	28,002

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,440 Sqft	Grade C 120	Base	112,981
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-3,819
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-2,830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,696
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,616
Attic	None, no access/use			Attic	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	2010	Typical	Typical	Good	Typical	114,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	88,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2010	825	C 110	16,988	Avg.	91%	90%	100%	13,913
1,440 SFLA						Outbuilding Total			13,913

Accpt Land 28,000 **Accepted Bldg** 102,190 **Total** 130,190

Map/Lot: 32-246
Account: 501 Card: 1 of 1 Location: 18 PINE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY		
Topography	Gently sloping-rolling-Severely Sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2313		
Reference 1	3/17: Foreclosure f5		
Reference 2	B6671 p212 town release		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	01/01/2019
Sale Price	56,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	ACRES-Dev. Lot (Fract.)	42,000.00	19,922	100%	Multi-Fact	19,922
Total Acres 0.09					Land Total	19,922

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	One & 3/4 Story	736 Sqft	Grade C 117	Base	91,780
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-672
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	None, no access/use			Attic	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	1970	Typical	Typical	Above Average	Typical	93,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	55,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1820	114	C 117	3,037	Avg+	60%	99%	100%	1,804
Shed(s) wd. fr.	1820	456	C 117	6,409	Avg+	60%	99%	100%	3,807
Basement, Unfin.	1820	456	C 117	4,508	Avg+	60%	99%	100%	2,678
Deck(s) wd. fr.	1820	146	C 117	1,711	Avg+	60%	99%	100%	1,017
Bay Window(s) wd. fr.	1820	28	C 117	1,448	Avg+	60%	99%	100%	860
1,316 SFLA							Outbuilding Total		10,166

Accpt Land 19,920 **Accepted Bldg** 65,900 **Total** 85,820

Name: O'Connell, Stephen E
O'Connell, Diane S
Map/Lot: 32-247
Account: 2165 Card: 1 of 1 Location: 44 BRIDGE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2250

Sale Data

Sale Date	02/27/2004
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	emailed re: bathroom permit 5-18
Reference 2	val f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	98%	Unimproved	27,611
Total Acres 0.18					Land Total	27,611

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	682 Sqft	Grade C 120	Base	96,259
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-1,809
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-532
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,234
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2013	Typical	Typical	Above Average	Typical	96,054

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	57,056

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2011	68	C 110	5,720	Avg.	91%	95%	100%	4,945
1 Story, wd. fr.	2011	48	C 110	4,922	Avg.	91%	95%	100%	4,255
1 Story, wd. fr.	1880	82	C 110	6,279	Good	70%	95%	100%	4,175
Garage, wd. fr.	2011	300	C 110	7,979	Avg.	91%	95%	100%	6,898
Porch(es) open wd. fr.	1880	228	C 120	5,335	Avg+	60%	99%	100%	3,169
1.5 Story, wd. fr.	1880	450	C 110	30,430	Avg+	60%	99%	100%	18,075
Deck(s) wd. fr.	1995	112	C 100	1,121	Avg.	82%	100%	100%	919
Shed(s) wd. fr.	2011	160	C 100	1,921	Avg.	91%	100%	100%	1,748
Deck(s) wd. fr.	2011	84	C 100	840	Avg.	91%	100%	100%	764
Porch Roof	2012	10	C 100	221	Avg.	92%	100%	100%	203
2,237 SFLA						Outbuilding Total			45,151

Accpt Land 27,610 **Accepted Bldg** 102,210 **Total** 129,820

Name: REED, SETH A
Greenlaw, Megan M JT
Map/Lot: 32-248
Account: 2465 Card: 1 of 1
Location: 27 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2239
Reference 1	HS off at sale
Reference 2	rehab-- upped grade-cond since sale
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	07/05/2017
Sale Price	108,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	100%		26,563
Total Acres 0.16					Land Total	26,563

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	792 Sqft	Grade C 115	Base	65,493
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	11,604
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-687
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1999	Typical	Typical	Very Good	Typical	76,410

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	63,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1940	42	C 115	1,638	V.G.	83%	100%	100%	1,360
Shed(s) wd. fr.	2012	120	C 100	1,440	Avg.	92%	95%	100%	1,259
Porch(es) open wd. fr.	1940	36	C 115	1,524	V.G.	83%	100%	100%	1,265
792 SFLA						Outbuilding Total			3,884

Accpt Land	26,560	**Accepted Bldg**	67,300	**Total**	93,860

Name: HOWARD, SCOTT E
HOWARD, AULINE F JT
Map/Lot: 32-249
Account: 1427 Card: 1 of 1 Location: 25 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2236
Reference 1	
Reference 2	1980 SP= 99K in 2017.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	03/19/1980
Sale Price	33,950
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	95%	Unimproved	25,235
Total Acres 0.16					Land Total	25,235

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	1,040 Sqft	Grade C 115	Base	78,099
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	15,237
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-902
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	92,434

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	55,460

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1920	72	C 115	2,197	Avg+	60%	100%	100%	1,318
Porch(es) open wd. fr.	1920	48	C 115	1,750	Avg+	60%	100%	100%	1,050
Deck(s) wd. fr.	2006	80	C 110	881	Avg.	88%	100%	100%	775
Shed(s) wd. fr.	1950	96	D 100	772	Avg-	41%	100%	100%	317
Garage, wd. fr.	1920	228	D 130	5,340	Avg.	50%	100%	100%	2,670
1,040 SFLA						Outbuilding Total			6,130

Accpt Land	25,240	**Accepted Bldg**	61,590	**Total**	86,830

Name: SMITH, ALBERT E
Davis, Alanna P JT
Map/Lot: 32-250
Account: 164 Card: 1 of 1 Location: 23 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2222
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	11/02/2016
Sale Price	119,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.05	ACRES-Secondary ac.	8,300.00	415	100%		415
Total Acres 0.30					Land Total	33,619

Dwelling Description

Cape Cod/Salt Box	Two Story	750 Sqft	Grade C 114	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	96,723
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	0
Heating	100% Hot Water	Cooling	0% None	Fin Bsmt	0
Rooms	6	Extras	Add'l Heat 1	Heat	2,668
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,067
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,289
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	2016	Modern	Modern	Good	Typical	99,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	103%	100%	77,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1947	45	C 100	3,120	Avg.	55%	100%	100%	1,716
Garage, wd. fr.	1947	280	C 100	6,942	Avg.	55%	100%	100%	3,818
Deck(s) wd. fr.	2012	36	D 100	242	Avg.	92%	100%	100%	223
1,500 SFLA						Outbuilding Total			5,757

Accpt Land	33,620	**Accepted Bldg**	83,390	**Total**	117,010

Map/Lot: 32-251
Account: 519 Card: 1 of 1 Location: 33 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2211

Sale Data

Sale Date	07/25/2012
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Arms Length Sale

Reference 1	9-12 permit to turn barn into living space
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	100%		26,563
Total Acres 0.16				Land Total		26,563

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	616 Sqft	Grade C 106	Base	71,406
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-424
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,976
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-738
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Typical	Typical	Above Average	Typical	73,220

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	43,932

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1830	234	C 106	20,829	Avg+	60%	95%	100%	11,872
Basement, Unfin.	1830	234	C 106	2,379	Avg+	60%	100%	100%	1,427
2 Story, wd. fr.	1830	420	D 110	23,197	Avg.	50%	95%	100%	11,018
Garage, wd. fr.	1830	390	D 120	6,960	Avg.	50%	95%	100%	3,306
Patio	2010	144	D 100	580	Avg.	91%	100%	100%	528
2,232 SFLA						Outbuilding Total			28,151

Accpt Land 26,560 **Accepted Bldg** 72,080 **Total** 98,640

Name: COOK, RUSSELL
COOK, MARGARET
Map/Lot: 32-252
Account: 708 Card: 1 of 1 Location: 29 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2221
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	95%	Unimproved	26,766
Total Acres 0.18					Land Total	26,766

Dwelling Description / Replacement Cost New

Colonial/Traditional	One & 1/2 Story	588 Sqft	Grade C 100	Base	65,669
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-382
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,376
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-665
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	68,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	41,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story, wd. fr.	1900	350	C 100	24,716	Avg+	60%	95%	100%	14,089
Porch(es) open wd. fr.	1900	135	C 100	2,935	Avg+	60%	100%	100%	1,761
Garage, wd. fr.	1900	484	C 100	10,124	Avg+	60%	100%	100%	6,074
Shed(s) wd. fr.	1900	168	C 100	2,018	Avg+	60%	100%	100%	1,211
Deck(s) wd. fr.	1900	78	C 100	780	Avg+	60%	100%	100%	468
1,494 SFLA							Outbuilding Total		23,603

Accpt Land 26,770 **Accepted Bldg** 64,890 **Total** 91,660

Map/Lot: 32-253
Account: 506 Card: 1 of 1 Location: 25 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2238
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	05/27/2016
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	110%	Excess Fro	35,033
Total Acres 0.23					Land Total	35,033

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	660 Sqft	Grade C 125	Base	87,536
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-536
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,340
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-933
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1985	Typical	Typical	Good	Typical	88,407

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	61,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	224	C 125	13,582	Good	70%	99%	100%	9,412
Attic , Finished	1890	224	C 125	3,567	Good	70%	99%	100%	2,472
Garage, wd. fr.	1890	560	C 110	12,441	Avg+	60%	100%	100%	7,465
Attic, Unfinished	1890	560	C 125	2,132	Good	70%	99%	100%	1,477
Slab/Crawl Sp.	1890	224	C 125	1,420	Good	70%	99%	100%	984
Screen Porch	2017	280	C 110	6,456	Avg.	94%	100%	100%	6,069
1,326 SFLA						Outbuilding Total			27,879

Accpt Land 35,030 **Accepted Bldg** 89,150 **Total** 124,180

Name: Economy, Richard P

Map/Lot: 32-254

Account: 305 Card: 1 of 1 Location: 6 Oak St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2262

Sale Data

Sale Date	10/05/2018
Sale Price	79,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Bungalow per RE ad.		
Reference 2	No SP '89.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	ACRES-Dev. Lot (Fract.)	42,000.00	16,267	95%	Unimproved	15,453
Total Acres 0.06					Land Total	15,453

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	Two Story	561 Sqft	Grade C 120	Base	86,376
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm 3/4 Bsmnt	Basement	-1,103
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,015
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	1999	Typical	Typical	Above Average	Typical	84,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	99%	100%	52,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Screen Porch	1939	136	C 100	3,253	Avg+	63%	99%	100%	2,029
1.5S Garage, wd. fr.	1939	432	C 100	10,499	Avg+	63%	100%	100%	6,614
Entry Enclosure(s)	1939	12	C 120	811	Avg+	63%	99%	100%	506
1,122 SFLA							Outbuilding Total		9,149

Accpt Land	15,450	**Accepted Bldg**	61,700	**Total**	77,150

Name: BEGLEY, ROSEMARY E (Heirs of)
Begley, James (PR)
Map/Lot: 32-255
Account: 2405 Card: 1 of 1
Location: 8 Oak St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2267

Sale Data

Sale Date	01/22/2007
Sale Price	98,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	sp= $113.7k in '16. f5 probate.
Reference 2	RB died 2-20-18. HS off.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	ACRES-Dev. Lot (Fract.)	42,000.00	23,944	110%	Improvemen	26,338
Total Acres 0.13					Land Total	26,338

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	475 Sqft	Grade C 115	Base	49,380
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-355
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Forced Warm	Cooling	0% None	Heat	-369
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	6,959
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-568
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1960	Typical	Typical	Good	Typical	55,047

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	38,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1972	576	C 100	11,560	Avg.	69%	90%	100%	7,178
Porch(es) open wd. fr.	1880	56	C 115	1,898	Good	70%	99%	100%	1,316
1 Story, wd. fr.	1880	300	C 115	15,670	Good	70%	99%	100%	10,859
Attic, Unfinished	1880	300	C 115	1,495	Good	70%	99%	100%	1,036
Slab/Crawl Sp.	1880	300	C 115	1,750	Avg.	50%	90%	100%	788
775 SFLA						Outbuilding Total			21,177

Accpt Land 26,340 **Accepted Bldg** 59,330 **Total** 85,670

Name: SEIDEL, CHESTER L
Seidel, Evelyn F JT
Map/Lot: 32-256
Account: 806 Card: 1 of 1
Location: 12 Oak St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2250
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Sale Data

Sale Date	12/06/2012
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	110%	Improvemen	30,119
Total Acres 0.17					Land Total	30,119

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	528 Sqft	Grade C 120	Base	74,443
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-1,450
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator1	.....	559
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	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	2000	Typical	Typical	Very Good	Typical	76,922

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	61,538

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1840	240	C 110	12,592	Avg+	60%	95%	100%	7,177
Slab/Crawl Sp.	1840	240	C 110	1,339	Avg+	60%	100%	100%	803
Deck(s) wd. fr.	2000	35	C 110	385	Avg.	85%	100%	100%	327
Deck(s) wd. fr.	2000	77	C 110	848	Avg.	85%	100%	100%	721
Porch(es) encl. wd. fr.	2001	42	C 110	3,362	Avg.	85%	100%	100%	2,858
Garage, wd. fr.	2001	576	C 110	12,717	Avg.	85%	100%	100%	10,809
Porch(es) open wd. fr.	1840	40	C 120	1,669	V.G.	80%	100%	100%	1,335
Shed(s) wd. fr.	2015	72	C 100	866	Avg.	93%	100%	100%	805
1,032 SFLA							Outbuilding Total		24,835

Accpt Land 30,120 **Accepted Bldg** 86,370 **Total** 116,490

Name: JEWETT, RALPH
JEWETT, MARILYN
Map/Lot: 32-257
Account: 1502 Card: 1 of 1 Location: 14 Oak St

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2280		
Reference 1	No SP.		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 11 0	Land Schedule	12

Sale Data

Sale Date	01/06/1959
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17				Land Total		27,381

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	624 Sqft	Grade C 105	Base	52,001
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,948
Attic	Full finished			Attic	8,347
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-494
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Good	Typical	62,802

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	43,961

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1989	550	C 105	23,842	Good	88%	95%	100%	19,932
Basement, Unfin.	1989	550	C 105	4,763	Good	88%	100%	100%	4,191
1 Story, wd. fr.	1890	240	C 105	12,020	Good	70%	95%	100%	7,993
Porch(es) open wd. fr.	1890	90	C 105	2,314	Good	70%	100%	100%	1,620
Garage, wd. fr.	1989	300	C 100	7,254	Good	88%	95%	100%	6,065
Shed(s) wd. fr.	1890	238	C 105	3,003	Good	70%	100%	100%	2,102
1 Story, wd. fr.	2014	72	C 120	6,414	Avg.	93%	95%	100%	5,667
Basement, Unfin.	2014	72	C 120	1,282	Avg.	93%	100%	100%	1,192
1,486 SFLA						Outbuilding Total			48,762

Accpt Land	27,380	**Accepted Bldg**	92,720	**Total**	120,100

Name: LOTHIAN, C JANE
LUFKIN, MARTHA
Map/Lot: 32-258
Account: 1679 Card: 1 of 1 Location: 42 BRIDGE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2271
Reference 1	
Reference 2	NAME CHANGE W DEED/ph=jane
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	100%		22,025
Total Acres 0.11				Land Total		22,025

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	520 Sqft	Grade C 100	Base	76,108
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm 3/4 Bsmnt	Basement	-1,190
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,680
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-784
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	78,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	46,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1930	216	C 100	5,944	Avg+	60%	99%	100%	3,530
Shed(s) wd. fr.	1880	84	C 100	1,009	Avg+	60%	99%	100%	599
Shed(s) wd. fr.	1880	168	C 100	2,018	Avg+	60%	99%	100%	1,199
1.5 Story, wd. fr.	1880	252	C 100	17,235	Avg+	60%	99%	100%	10,238
1 Story, wd. fr.	1880	55	C 100	4,727	Avg+	60%	99%	100%	2,808
Porch(es) encl. wd. fr.	1880	78	C 100	3,827	Avg+	60%	99%	100%	2,273
1,473 SFLA						Outbuilding Total			20,647

Accpt Land 22,030 **Accepted Bldg** 67,460 **Total** 89,490

Name: GRAY, MICHAEL L
GRAY, PATRICIA A
Map/Lot: 32-259
Account: 1206 Card: 1 of 1 Location: 25 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2272
Reference 1	Fronts on Oak, Pine & Franklin
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.44	ACRES-Road Frontage	20,000.00	8,800	100%		8,800
Total Acres 0.84					Land Total	50,800

Dwelling Description / Replacement Cost New

Cape Cod/Salt Box	One & 3/4 Story	840 Sqft	Grade C 124	Base	105,479
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,439
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,844
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,482
Attic	None, no access/use			Attic	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	Above Average	Typical	108,366

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	98,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2006	336	C 136	20,311	Avg.	88%	100%	100%	17,874
1.5S Garage, wd. fr.	2006	840	C 110	19,482	Avg.	88%	100%	100%	17,144
Hot Tub	2016			- - - - S O U N D V A L U E - - - -					650
1,806 SFLA							Outbuilding Total		35,668

Accpt Land 50,800 **Accepted Bldg** 134,280 **Total** 185,080

Map/Lot: 32-260
Account: 303 Card: 1 of 1 Location: 21 FRANKLIN ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Level-slightly sloping-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2289

Sale Data

Sale Date	09/02/2003
Sale Price	177,100
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Fronts on Oak and Franklin
Reference 2	6/19 cert., 7/16 forecl. complaint "vacant"
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.10	ACRES-Road Frontage	20,000.00	2,000	100%		2,000
Total Acres 0.50					Land Total	44,000

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	Two Story	1,216 Sqft	Grade B 105	Base	162,782
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,104
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	5,298
Rooms	11	Extras	Generator1		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,536
Attic	None, no access/use			Attic	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	Very Good	Typical	173,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	138,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1850	150	B 105	4,436	V.G.	80%	100%	100%	3,549
Shed(s) wd. fr.	1850	65	B 105	1,089	V.G.	80%	100%	100%	871
Porch(es) open wd. fr.	1850	55	B 105	2,285	V.G.	80%	100%	100%	1,828
Shed(s) wd. fr.	1850	84	B 105	1,409	V.G.	80%	100%	100%	1,127
Barn, 2s wd. fr.	1850	864	C 100	21,281	Avg+	60%	100%	100%	12,769
Attic, Unfinished	1850	864	B 105	3,045	V.G.	80%	100%	100%	2,436
Shed(s) wd. fr.	1850	234	B 105	3,926	V.G.	80%	100%	100%	3,141
2 Story, wd. fr.	1850	234	B 105	27,443	V.G.	80%	95%	100%	20,856
Slab/Crawl Sp.	1850	234	B 105	1,654	V.G.	80%	100%	100%	1,323
Deck(s) wd. fr.	2004	144	C 100	1,440	Avg.	87%	100%	100%	1,253
2,900 SFLA						Outbuilding Total			49,153

Accpt Land	44,000	**Accepted Bldg**	187,960	**Total**	231,960

Name: PETERS, SEAN P
Peters, Amber L JT
Map/Lot: 32-261
Account: 1771 Card: 1 of 1
Location: 17 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2306
Reference 1	
Reference 2	cape - one dormer
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	11/15/2016
Sale Price	92,300
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	95%	Unimproved	31,544
Total Acres 0.25					Land Total	31,544

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	720 Sqft	Grade C 120	Base	64,522
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-562
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	Full finished			Attic	11,007
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-651
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1831	2000	Typical	Typical	Good	Typical	76,562

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	53,057

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1980	576	C 110	12,717	Good	86%	100%	100%	10,937
Attic, Unfinished	1980	576	C 110	1,903	Good	86%	100%	100%	1,637
Patio	2010	96	C 100	577	Avg.	91%	100%	100%	525
720 SFLA						Outbuilding Total			13,099

Accpt Land 31,540 **Accepted Bldg** 66,160 **Total** 97,700

Name: Hughes, John Bolton & Linda Leonard, Tr.
JBH & LLH Living Trust JT
Map/Lot: 32-262
Account: 2643 Card: 1 of 1
Location: 15 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2312

Sale Data

Sale Date	07/29/2016
Sale Price	137,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	No phone # on HS.
Reference 2	Owner may convert barn 2nd sty to LS.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	42,000.00	39,845	100%	Unimproved	39,845
Total Acres 0.36					Land Total	39,845

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	616 Sqft	Grade C 117	Base	57,530
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	2,061
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,380
Attic	Full finished			Attic	9,182
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1994	Modern	Modern	Very Good	Typical	72,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	103%	100%	59,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1850	224	C 117	18,437	V.G.	80%	103%	100%	15,193
Slab/Crawl Sp.	1850	224	C 117	1,329	V.G.	80%	103%	100%	1,095
1.5 Story, wd. fr.	1850	208	C 117	17,451	V.G.	80%	75%	100%	10,471
Barn, 1s wd. fr.	1850	572	C 110	14,596	Avg+	60%	100%	100%	8,758
1,264 SFLA						Outbuilding Total			35,517

Accpt Land 39,850 **Accepted Bldg** 95,410 **Total** 135,260

Map/Lot: 32-263
Account: 2663 Card: 1 of 1 Location: 22 Bridge Street

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2347
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	01/25/2018
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%	Improvemen	27,381
Total Acres 0.17					Land Total	27,381

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	616 Sqft	Grade C 100	Base	67,365
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,744
Attic	None, no access/use			Attic	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	2017	Typical	Old style	Above Average	Typical	70,709

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	41,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1830	280	C 100	12,901	Avg+	60%	98%	100%	7,586
Attic , Finished	1830	280	C 100	3,567	Avg+	60%	98%	100%	2,097
Garage, wd. fr.	1991	440	C 100	9,438	Avg+	85%	100%	100%	8,022
1,344 SFLA						Outbuilding Total			17,705

Accpt Land 27,380 **Accepted Bldg** 59,280 **Total** 86,660

Map/Lot: 32-264
Account: 1501 Card: 1 of 1 Location: 22 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2333
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	01/10/2019
Sale Price	148,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.17	ACRES-Secondary ac.	8,300.00	1,411	95%		1,340
Total Acres 0.57					Land Total	41,240

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	728 Sqft	Grade C 130	Base	96,391
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/4 Bsmnt	Basement	-5,315
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,650
Attic	None, no access/use			Attic	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	2015	Typical	Typical	Good	Typical	94,726

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	65,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2015	220	C 95	10,184	Avg.	93%	95%	100%	8,997
2S Garage, wd. fr.	1992	660	C 120	18,533	Avg+	85%	95%	100%	14,965
Porch(es) open wd. fr.	2015	40	C 100	1,391	Avg.	93%	100%	100%	1,294
Deck(s) wd. fr.	2015	200	C 105	2,101	Avg.	93%	100%	100%	1,954
Bay Window(s) wd. fr.	1840	25	C 100	1,105	Avg+	60%	100%	100%	663
Porch(es) open wd. fr.	1840	10	C 100	905	Avg+	60%	90%	100%	489
1,337 SFLA						Outbuilding Total			28,362

Accpt Land	41,240	**Accepted Bldg**	94,010	**Total**	135,250

Map/Lot: 32-265
Account: 65 Card: 1 of 1 Location: 24 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2327
Reference 1	Complt of Forecls. 6/14/16, 10-17 f5
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	09/10/2018
Sale Price	48,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	ACRES-Dev. Lot (Fract.)	42,000.00	13,282	100%		13,282
Total Acres 0.04				Land Total		13,282

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	684 Sqft	Grade C 100	Base	71,482
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-445
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	2019	Typical	Typical	Good	Typical	71,037

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	49,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1995	64	C 100	640	Avg.	82%	100%	100%	525
Porch(es) open wd. fr. 1,026 SFLA	2010	144	C 100	3,081	Avg.	91%	100%	100%	2,804
						Outbuilding Total			3,329

Accpt Land 13,280 **Accepted Bldg** 53,060 **Total** 66,340

Name: PATTEN, STEPHEN
Patten, Linda
Map/Lot: 32-266
Account: 2047 Card: 1 of 1 Location: 17 PINE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2316		
Reference 1			
Reference 2	sp= 89k in '16		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	04/14/1989
Sale Price	45,900
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	ACRES-Dev. Lot (Fract.)	42,000.00	18,783	100%		18,783
Total Acres 0.08				Land Total		18,783

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	660 Sqft	Grade C 108	Base	75,631
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	BWetx 3/4 Bsmnt	Basement	-1,631
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,807
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-806
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	0	Typical	Typical	Good	Typical	71,387

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	98%	100%	48,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1845	345	C 108	8,593	Good	70%	98%	100%	5,895
Deck(s) wd. fr.	1845	126	C 108	1,362	Good	70%	98%	100%	934
Shed(s) wd. fr.	1995	280	C 115	3,869	Avg.	82%	100%	100%	3,173
1 Story, wd. fr.	1845	270	C 108	13,541	Good	70%	98%	100%	9,289
Basement, Unfin.	1845	270	C 108	2,704	Good	70%	98%	100%	1,855
1,260 SFLA						Outbuilding Total			21,146

Accpt Land 18,780 **Accepted Bldg** 70,120 **Total** 88,900

Name: 35 McDonald Street, LLC
(Peters, Vaughn A prev)
Map/Lot: 32-267
Account: 1083 Card: 1 of 1
Location: 15 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2330

Sale Data

Sale Date	04/03/2018
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1			
Reference 2	Prop. Line agreements following 2018 deed.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	100%		32,533
Total Acres 0.24					Land Total	32,533

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	616 Sqft	Grade C 126	Base	61,956
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-605
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-3,067
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,359
Attic	Full finished			Attic	9,888
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	70,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	60%	95%	100%	40,203

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1999	180	C 126	11,679	Avg.	84%	100%	100%	9,810
1 Story, wd. fr.	1860	260	C 126	15,337	Avg+	60%	95%	100%	8,742
Garage, wd. fr.	1940	616	C 117	14,256	V.G.	83%	90%	100%	10,649
Basement, Unfin.	1860	200	C 126	2,517	Avg+	60%	100%	100%	1,510
Deck(s) wd. fr.	2000	150	C 117	1,758	Avg.	85%	100%	100%	1,494
Attic , Finished	1860	260	C 126	4,173	Avg+	60%	100%	100%	2,504
Basement, Unfin.	1860	180	C 126	2,332	Avg+	60%	100%	100%	1,399
1,186 SFLA							Outbuilding Total		36,108

Accpt Land 32,530 **Accepted Bldg** 76,310 **Total** 108,840

Name: GROSS, SEAN C
MOONEY, ALICIA A JT
Map/Lot: 32-268
Account: 1259 Card: 1 of 1
Location: 13 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2343
Reference 1	LIFE LEASE declared in deed
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	06/06/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	105%	Improvemen	23,126
Total Acres 0.11					Land Total	23,126

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	500 Sqft	Grade C 105	Base	46,246
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-341
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	819
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,966
Attic	Full finished			Attic	6,689
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-396
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Above Average	Typical	54,983

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	32,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	168	C 105	9,274	Avg+	60%	100%	100%	5,564
1 Story, wd. fr.	2008	112	C 100	6,799	Avg.	89%	100%	100%	6,051
1 Story, wd. fr.	1969	210	C 105	10,876	Avg.	67%	100%	100%	7,287
Basement, Unfin.	1969	210	C 105	2,174	Avg.	67%	100%	100%	1,457
Shed, 1.5s wd. fr.	1860	400	C 110	6,453	Avg.	50%	100%	100%	3,226
Deck(s) wd. fr.	2008	80	C 100	801	Avg.	89%	100%	100%	713
Porch(es) open wd. fr.	2015	98	C 100	2,335	Avg.	93%	100%	100%	2,172
990 SFLA						Outbuilding Total			26,470

Accpt Land 23,130 **Accepted Bldg** 59,460 **Total** 82,590

Name: SMITH, MARK D
Smith, Frankie B JT
Map/Lot: 32-269
Account: 1504 Card: 1 of 1
Location: 11 PINE ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2356
Reference 1	
Reference 2	f5 homestead off.
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Sale Data

Sale Date	11/26/2013
Sale Price	94,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	ACRES-Dev. Lot (Fract.)	42,000.00	23,944	100%		23,944
Total Acres 0.13				Land Total		23,944

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	800 Sqft	Grade C 110	Base	69,338
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,373
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,148
Attic	Floor & Stairs			Attic	2,288
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-664
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2001	Typical	Typical	Good	Typical	76,911

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	53,299

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1850	596	C 110	26,816	Good	70%	99%	100%	18,583
1 Story, wd. fr.	1850	256	C 110	13,231	Good	70%	99%	100%	9,169
Deck(s) wd. fr.	1850	128	C 100	1,282	Avg.	50%	100%	100%	641
Basement, Unfin.	1850	596	C 100	4,870	Avg.	50%	100%	100%	2,435
Hot Tub	2000	1	C 100	3,900	Avg.	85%	50%	100%	1,658
Basement, Unfin.	1850	256	C 100	2,402	Avg.	50%	100%	100%	1,201
Porch(es) open wd. fr.	2000	87	C 110	2,371	Avg.	85%	100%	100%	2,015
1,652 SFLA						Outbuilding Total			35,702

Accpt Land 23,940 **Accepted Bldg** 89,000 **Total** 112,940

Map/Lot: 32-270
Account: 318 Card: 1 of 1 Location: 9 PINE ST

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2363		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Sale Data

Sale Date	02/07/2000
Sale Price	35,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	42,000.00	26,563	95%	Unimproved	25,235
Total Acres 0.16					Land Total	25,235

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	966 Sqft	Grade C 105	Base	92,986
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	2015	Typical	Typical	Above Average	Typical	92,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	55,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1980	240	D 130	5,504	Avg-	63%	100%	100%	3,468
1,449 SFLA						Outbuilding Total			3,468

Accpt Land	25,240	**Accepted Bldg**	58,860	**Total**	84,100

Name: CHEN, JIN MING
CUI, XU JUAN
Map/Lot: 32-272
Account: 349 Card: 1 of 1 Location: 7 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2389

Sale Data

Sale Date	07/03/2002
Sale Price	116,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	formerly #3 Pine St.
Reference 2	formerly 32-271 and 272
Bldg Codes	46
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
094 X 110	$/FF -REGULAR LOT	650.00	64,082	100%		64,082
056 X 062	$/FF -REGULAR LOT	650.00	28,661	100%		28,661
Total Acres 0.32				Land Total		92,743

Dwelling Description / **Replacement Cost New**

Retail w/ Apartment(s)	Two Story	2,360 Sqft	Grade A 105	Base	412,538
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Various Roofing	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	25% Refrig A/C	Heat	18,291
Rooms	13	Extras	Generator1		
Bedrooms	4	Add Fixtures	2		
Baths	4	Half Baths	0	Plumbing	18,054
Attic	None, no access/use			Attic	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	448,883

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	403,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2005	480	A 100	33,678	Avg+	90%	100%	100%	30,310
Deck(s) wd. fr.	2005	72	C 115	829	Avg+	90%	100%	100%	746
5,200 SFLA						Outbuilding Total			31,056

Accpt Land 92,740 **Accepted Bldg** 435,050 **Total** 527,790

Map/Lot: 32-273
Account: 992 Card: 1 of 1 Location: 5 MAIN ST

Neighborhood 13 Neighborhood 13

Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2395

Sale Data

Sale Date	09/26/2016
Sale Price	134,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Bldg Codes 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	95%	Topography	30,256
Total Acres 0.23					Land Total	30,256

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	999 Sqft	Grade C 117	Base	131,008
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-2,583
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-912
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-4,619
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,647
Rooms	13	Extras	Generator1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,476
Attic	Full finished			Attic	14,891
FirePlaces	1			Fireplace	6,084
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1985	Typical	Typical	Above Average	Typical	152,992

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	94%	100%	86,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1850	440	C 117	31,749	Avg+	60%	94%	100%	17,906
Basement, Unfin.	1850	440	C 100	3,739	Avg.	50%	98%	100%	1,833
Garage, wd. fr.	1850	522	C 100	10,717	Avg.	50%	90%	100%	4,822
Attic, Unfinished	1850	522	C 100	1,646	Avg.	50%	90%	100%	741
Bay Window(s) wd. fr.	1850	51	C 117	2,636	Avg+	60%	94%	100%	1,487
Shed(s) wd. fr.	2011	96	C 100	1,154	Avg.	91%	100%	100%	1,050
Porch Roof	1850	66	C 117	855	Avg+	60%	94%	100%	482
Porch(es) encl. wd. fr.	1850	112	C 117	5,330	Avg+	60%	94%	100%	3,006
Shed(s) wd. fr.	1850	30	C 117	424	Avg+	60%	94%	100%	239
Deck(s) wd. fr.	1850	80	C 117	936	Avg+	60%	94%	100%	528
2,709 SFLA							Outbuilding Total		32,094

Accpt Land 30,260 **Accepted Bldg** 118,380 **Total** 148,640

Name: VALLIERE, GEORGE
VALLIERE, MARY
Map/Lot: 32-274
Account: 2630 Card: 1 of 1 Location: 8 BRIDGE ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2353
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	98%	Unimproved	35,646
0.30	ACRES-Secondary ac.	8,300.00	2,490	100%		2,490
Total Acres 0.60					Land Total	38,136

Dwelling Description / Replacement Cost New

Colonial/Traditional	One Story	690 Sqft	Grade C 112	Base	58,735
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-502
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,145
Attic	Full finished			Attic	9,845
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-583
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	70,640

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	48,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1900	435	C 112	36,322	Good	70%	99%	100%	25,171
Barn, 1s wd. fr.	1900	594	D 140	12,823	Avg-	40%	90%	100%	4,616
Basement, Unfin.	1900	435	C 112	4,147	Good	70%	50%	100%	1,452
Shed(s) wd. fr.	2011	80	D 120	772	Avg.	91%	100%	100%	703
Bay Window(s) wd. fr.	1900	10	C 112	494	Good	70%	99%	100%	343
Shed(s) wd. fr.	1900	24	C 112	322	Good	70%	99%	100%	223
1,570 SFLA						Outbuilding Total			32,508

Accpt Land 38,140 **Accepted Bldg** 81,460 **Total** 119,600

Map/Lot: 32-275
Account: 357 Card: 1 of 1 Location: 12 BRIDGE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2372
Reference 1	
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	42,000.00	28,947	100%		28,947
Total Acres 0.19					Land Total	28,947

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	750 Sqft	Grade C 112	Base	104,529
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,621
Rooms	9	Extras	Generator1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,338
Attic	Floor & Stairs			Attic	2,242
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,267
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	114,917

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	68,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1993	784	C 100	14,804	Avg.	81%	100%	100%	11,991
Porch(es) encl. wd. fr.	1880	144	C 112	5,868	Avg+	60%	100%	100%	3,521
Shed(s) wd. fr.	1880	144	C 112	1,937	Avg+	60%	100%	100%	1,162
1.5 Story, wd. fr.	1880	480	C 112	32,755	Avg+	60%	100%	100%	19,653
Basement, Unfin.	1880	480	C 112	4,511	Avg+	60%	100%	100%	2,707
Deck(s) wd. fr.	2011	180	C 120	2,163	Avg.	91%	100%	100%	1,968
Hot Tub	2011			- - - - S O U N D V A L U E - - - -					500
2,220 SFLA						Outbuilding Total			41,502

Accpt Land 28,950 **Accepted Bldg** 110,450 **Total** 139,400

Map/Lot: 32-276
Account: 262 Card: 1 of 1 Location: 16 BRIDGE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2362

Sale Data

Sale Date	06/19/2006
Sale Price	128,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 -32-276
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	105%	View/Envir	28,750
Total Acres 0.17					Land Total	28,750

Dwelling Description **Replacement Cost New**

Rebuilt Older Home	One Story	616 Sqft	Grade C 120	Base	59,005
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,153
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	Full finished			Attic	9,417
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1987	Typical	Typical	Good	Typical	71,341

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	49,439

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1890	242	C 120	20,049	Good	70%	95%	100%	13,332
Deck(s) wd. fr.	1990	210	C 100	2,101	Avg+	84%	100%	100%	1,765
Shed(s) wd. fr.	2001	160	D 126	1,622	Avg.	85%	100%	100%	1,379
Porch(es) open wd. fr.	2006	132	C 120	3,463	Avg.	88%	100%	100%	3,047
Garage, wd. fr.	2006	576	C 110	12,717	Avg.	88%	100%	100%	11,191
Attic, Unfinished	2006	576	C 110	1,903	Avg.	88%	100%	100%	1,675
Shed(s) wd. fr.	2007	480	C 110	6,341	Avg.	89%	100%	100%	5,643
Porch Roof	2015	210	C 100	2,041	Avg.	93%	100%	100%	1,898
979 SFLA						Outbuilding Total			39,930

Accpt Land 28,750 **Accepted Bldg** 89,370 **Total** 118,120

Name: DOTY, WILLIAM E
Doty, Teri L JT
Map/Lot: 32-277
Account: 2446 Card: 1 of 1
Location: 20 BRIDGE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Public Water-
Street	Paved
0	2354

Sale Data

Sale Date	04/30/2014
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	cert. of foreclosure 9-2012
Reference 2	93' x 91' lot + back lot in deed
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	42,000.00	36,974	95%	Unimproved	35,126
Total Acres 0.31					Land Total	35,126

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	624 Sqft	Grade C 125	Base	95,335
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,510
Attic	Floor & Stairs			Attic	2,257
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,176
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	2015	Typical	Typical	Above Average	Typical	99,926

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	59,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1870	44	C 125	9,467	Avg+	60%	95%	100%	5,396
1.5 Story, wd. fr.	1870	252	C 125	21,544	Avg+	60%	95%	100%	12,280
Porch(es) open wd. fr.	1870	144	C 125	3,851	Avg+	60%	100%	100%	2,311
Barn, 1.5s wd. fr.	1870	580	C 100	14,622	Avg+	60%	100%	100%	8,773
Attic, Unfinished	1870	580	C 125	2,171	Avg+	60%	100%	100%	1,303
Basement, Unfin.	1870	252	C 125	2,967	Avg+	60%	100%	100%	1,780
Porch(es) open wd. fr.	1870	36	C 125	1,659	Avg+	60%	100%	100%	995
Bay Window(s) wd. fr.	1870	109	C 125	6,022	Avg+	60%	100%	100%	3,613
1,823 SFLA							Outbuilding Total		36,451

Accpt Land 35,130 **Accepted Bldg** 96,410 **Total** 131,540

Name: GRAY, NATHANIAL
GRAY, JEAN
Map/Lot: 32-278
Account: 1208 Card: 1 of 1 Location: 10 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2313
Reference 1	-32-245B
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	87%	Multi-Fact	27,708
Total Acres 0.23					Land Total	27,708

Dwelling Description / Replacement Cost New

Colonial/Traditional	One & 1/2 Story	600 Sqft	Grade C 105	Base	69,715
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Various Roofing	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-491
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,966
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-713
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Good	Typical	70,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	48,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story, wd. fr.	1870	238	C 105	19,115	Good	70%	95%	100%	12,711
Slab/Crawl Sp.	1870	238	C 105	1,266	Good	70%	99%	100%	877
1 Story, wd. fr.	1870	48	C 105	4,698	Good	70%	95%	100%	3,125
2S Garage, wd. fr.	1992	280	C 105	8,746	Good	89%	100%	100%	7,784
1,364 SFLA							Outbuilding Total		24,497

Accpt Land 27,710 **Accepted Bldg** 73,050 **Total** 100,760

Map/Lot: 32-279
Account: 1920 Card: 1 of 1 Location: 8 Mill St

Neighborhood 13	Neighborhood 13		
Zoning/Use	DOWNTOWN		
Topography	Level-slightly sloping-Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		

Sale Data

Sale Date	11/02/2000
Sale Price	28,000
Sale Type	Land & Mo-Ho
Financing	
Verified	Public Record
Validity	

Reference 1	-32-223A		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	42,000.00	23,004	90%	Multi-Fact	20,704
Total Acres 0.12					Land Total	20,704

Dwelling Description / **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 95	Base	52,564
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,233
Rooms	4	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-759
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Above Average	Typical	48,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	38,049

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1977	240	D 110	2,124	Avg.	72%	100%	100%	1,529
768 SFLA						Outbuilding Total			1,529

Accpt Land 20,700 **Accepted Bldg** 39,580 **Total** 60,280

Name: Sanders, Rodger W. & Sandra D., Trustees
R. Wyatt Sanders Trust
Map/Lot: 32-280
Account: 2250 Card: 1 of 1 Location: 16 BUCK ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2373

Sale Data

Sale Date	07/25/2018
Sale Price	68,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-32-232A		
Reference 2	don'tCK RE ON SWR #44-for sewer only		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	ACRES-Dev. Lot (Fract.)	42,000.00	18,783	95%	Multi-Fact	17,844
Total Acres 0.08					Land Total	17,844

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	700 Sqft	Grade C 100	Base	72,451
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	No Bm Prs/Crwl	Basement	-4,113
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	455
Heating	100% Hot Water	Cooling	0% None	Heat	1,638
Rooms	6	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	Part Cath. Clg.			Attic	1,456
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,583
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1999	Typical	Typical	Above Average	Typical	75,342

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	80%	100%	90%	54,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1980	208	C 100	2,499	Avg+	80%	95%	90%	1,709
Porch Roof	1980	24	C 100	348	Avg+	80%	100%	90%	250
Deck(s) wd. fr.	1980	72	C 100	720	Avg+	80%	100%	90%	518
1,050 SFLA							Outbuilding Total		2,477

Accpt Land	17,840	**Accepted Bldg**	56,720	**Total**	74,560

Name: GRAY, MATTHEW E
Christine (Life Lease)
Map/Lot: 32-281
Account: 1211 Card: 1 of 1
Location: 105 SCHOOL ST

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2300

Sale Data

Sale Date	08/31/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	-32-234A		
Reference 2			
Bldg Codes	2		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	ACRES-Dev. Lot (Fract.)	42,000.00	19,922	95%	Unimproved	18,926
Total Acres 0.09					Land Total	18,926

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	484 Sqft	Grade D 120	Base	59,024
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	No Bm No Bsmnt	Basement	-2,823
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,315
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,763
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-587
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	58,062

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	34,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Porch(es) encl. wd. fr.	1900	304	D 120	6,963	Avg+	60%	100%	100%	4,178
Basement, Unfin.	1900	304	D 120	2,213	Avg+	60%	100%	100%	1,328
Shed(s) wd. fr.	1900	228	D 120	2,202	Avg+	60%	100%	100%	1,321
Porch(es) open wd. fr.	1900	64	D 120	1,433	Avg+	60%	100%	100%	860
968 SFLA							Outbuilding Total		7,687

Accpt Land	18,930	**Accepted Bldg**	42,520	**Total**	61,450

Name: AUSTIN, KARL C
AUSTIN, JOAN C
Map/Lot: 32-282
Account: 119 Card: 1 of 1 Location: 65 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2171
Reference 1	-32-147A
Reference 2	CK OLD CARD ON BLDG/2store/ apt
Bldg Codes	44
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
028 X 091	$/FF -REGULAR LOT	650.00	17,362	98%	Unimproved	17,014
Total Acres 0.06					Land Total	17,014

Dwelling Description / Replacement Cost New

Retail w/ Apartment(s)	Two Story	1,092 Sqft	Grade C 109	Base	154,272
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Various Roofing	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-928
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,714
Rooms	10	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	10,202
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Mostly			Insulation	-619
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1999	Typical	Typical	Good	Typical	165,867

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	98%	100%	113,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1900	780	C 109	49,101	Good	70%	95%	100%	32,652
Entry Enclosure(s)	1999	12	C 109	736	Good	70%	98%	100%	505
Porch(es) open wd. fr.	1999	114	C 109	2,829	Good	70%	98%	100%	1,940
1 Story, wd. fr.	1900	276	C 109	13,905	Good	70%	95%	100%	9,246
3,630 SFLA							Outbuilding Total		44,343

Accpt Land 17,010 **Accepted Bldg** 158,130 **Total** 175,140

Map/Lot: 32-283
Account: 2660 Card: 1 of 1 Location: 0 ELM ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Electricity at lot-All Public-
Street	Paved
0	2170

Reference 1 -32-140A
Reference 2
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
058 X 060	$/FF -REGULAR LOT	650.00	29,202	50%	Size/Shape	14,601
Total Acres 0.08					Land Total	14,601

Accpt Land 14,600 **Accepted Bldg** 0 **Total** 14,600

Map/Lot: 32-284
Account: 2262 Card: 1 of 1 Location: 81 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	05/31/2017
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-32-105A-1		
Reference 2			
Bldg Codes	15		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
025 X 070	$/FF -REGULAR LOT	650.00	13,596	120%	Size/Shape	16,315
Total Acres 0.04					Land Total	16,315

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	1,290 Sqft	Grade C 135	Base	117,259
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Built-up/rubber	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-1,132
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,527
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Mostly	SFLA	1,290	Insulation	-453
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1930	None	Typical	Good	Typical	113,147

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	89%	100%	70,491

Accpt Land	16,320	**Accepted Bldg**	70,490	**Total**	86,810

Name: HAYWARD, KENNETH C
HAYWARD, LINDA A
Map/Lot: 32-287
Account: 1356 Card: 1 of 1 Location: 10 POND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2006
Reference 1	-32-191A
Reference 2	
Bldg Codes	9
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 2 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	75%		21,131
Total Acres 0.18				Land Total		21,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OXFORD Moho	1983	14X60	C 100	35,774	Avg.	40%	100%	100%	14,310
1 Story, wd. fr.	1983	144	C 90	7,166	Avg.	75%	100%	100%	5,374
Deck(s) wd. fr.	2015	144	C 110	1,586	Avg.	93%	100%	100%	1,475
Shed(s) wd. fr.	1992	128	D 100	1,030	Avg.	80%	100%	100%	824
Shed(s) wd. fr.	2015	96	D 100	772	Avg.	93%	100%	100%	718
984 SFLA						Outbuilding Total			22,701

Accpt Land 21,130 **Accepted Bldg** 22,700 **Total** 43,830

Map/Lot: 32-288
Account: 2675 Card: 1 of 1 Location: 48 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2080
Reference 1	-32-198A
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	100%		28,174
Total Acres 0.18				Land Total		28,174

Dwelling Description / Replacement Cost New

Bungalow/Craftsman	One Story	900 Sqft	Grade C 111	Base	68,514
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,558
Rooms	7	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,117
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-753
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	2013	Typical	Typical	Above Average	Typical	72,436

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	49,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1993	528	C 100	21,908	Avg.	81%	95%	100%	16,858
Shed(s) wd. fr.	1999	96	D 120	926	Avg+	69%	100%	100%	639
Deck(s) wd. fr.	2014	128	C 115	1,474	Avg.	93%	100%	100%	1,371
Basement, Unfin.	2013	528	C 100	4,376	Avg.	92%	100%	100%	4,026
Patio	2016	96	C 100	577	Avg.	94%	100%	100%	542
1,428 SFLA						Outbuilding Total			23,436

Accpt Land 28,170 **Accepted Bldg** 73,420 **Total** 101,590

Name: WAHL, LAWRENCE R
Zion's Hill Property, LLC, dba
Map/Lot: 32-289
Account: 1114 Card: 1 of 1
Location: 34 MIDDLE ST

Neighborhood 17	Neighborhood 17
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1836
Reference 1	old SEMINARY BLDG -34-53A
Reference 2	
Bldg Codes	96
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	02/15/2019
Sale Price	1
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.27	ACRES-Rear land: 1st 5ac.	2,300.00	621	100%		621
0.40	ACRES-Road Frontage	13,000.00	5,200	50%	Topography	2,600
Total Acres 1.07					Land Total	43,121

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	Two & 1/2 Story	2,520 Sqft	Grade C 100	Base	308,134
Exterior	Brick/Stone	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0%	Heat	-21,294
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,744
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	63	Insulation	0
Unfin. Living Area	99%			Unfinished	-129,730

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1851	0	None	None	Below Average	Open	151,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	40%	60%	100%	36,415

Accpt Land 43,120 **Accepted Bldg** 36,420 **Total** 79,540

Map/Lot: 32-290
Account: 2181 Card: 1 of 1 Location: 0 First St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	Electricity at lot-All Public-
Street	Paved
0	1891
Reference 1	-34-074
Reference 2	
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	10 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Base Lot (Fract.)	22,000.00	14,342	100%		14,342
Total Acres 0.17				Land Total		14,342

Accpt Land 14,340 **Accepted Bldg** 0 **Total** 14,340

Name: SYLVESTER, CHRISTOPHER J
SYLVESTER, LAURA
Map/Lot: 32-291
Account: 1760 Card: 1 of 1
Location: 7 First St

Neighborhood 13	Neighborhood 13
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1895

Sale Data

Sale Date	08/23/2007
Sale Price	82,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-34-075		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Dev. Lot (Fract.)	42,000.00	30,432	100%		30,432
Total Acres 0.21				Land Total		30,432

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,034 Sqft	Grade C 113	Base	76,441
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Various mat'ls Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-759
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-881
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	74,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	99%	100%	49,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1950	90	C 113	4,615	Avg+	67%	99%	100%	3,061
Deck(s) wd. fr.	1999	128	C 105	1,344	Avg.	84%	100%	100%	1,129
1,034 SFLA						Outbuilding Total			4,190

Accpt Land	30,430	**Accepted Bldg**	53,810	**Total**	84,240

Map/Lot: 32-292
Account: 2593 Card: 1 of 1 Location: 117 MAIN ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Electricity at lot-All Public-		
Street	Paved		
0	1909		
Reference 1	-34-078A back off street		
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	06/08/2016
Sale Price	12,500
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	42,000.00	28,947	50%	Multi-Fact	14,473
Total Acres 0.19					Land Total	14,473

Accpt Land	14,470	**Accepted Bldg**	0	**Total**	14,470

Map/Lot: 32-293
Account: 2855 Card: 1 of 1 Location: 115 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1909
Reference 1	-34-078
Reference 2	
Bldg Codes	5
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 065	$/FF -REGULAR LOT	650.00	47,164	90%	Topography	42,448
Total Acres 0.13					Land Total	42,448

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	972 Sqft	Grade C 80	Base	113,550
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-607
Foundation	Brick/Stone Walls	Basement	No Bm CrwlPrs	Basement	-4,690
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,426
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	6		
Baths	7	Half Baths	0	Plumbing	22,464
Attic	Full finished			Attic	9,907
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,173
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1999	Typical	Typical	Average	Typical	141,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	70,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1840	252	C 80	16,635	Avg.	50%	95%	100%	7,902
2 Story, wd. fr.	1988	342	C 80	21,213	Avg.	50%	95%	100%	10,076
Attic , Finished	1988	342	C 80	3,487	Avg.	50%	95%	100%	1,657
Porch(es) open wd. fr.	1840	252	C 80	3,869	Avg.	50%	100%	100%	1,934
Porch(es) encl. wd. fr.	1999	108	C 80	3,575	Avg.	50%	100%	100%	1,788
Porch(es) open wd. fr.	1999	216	C 80	3,401	Avg.	50%	100%	100%	1,700
Deck(s) wd. fr.	1999	216	C 80	1,732	Avg.	50%	100%	100%	866
3,303 SFLA							Outbuilding Total		25,923

Accpt Land 42,450 **Accepted Bldg** 96,860 **Total** 139,310

Name: BUCKSPORT, TOWN (PARK LOT)
(MUNI PARKING LOT)

Map/Lot: 32-294

Account: 422 Card: 1 of 1

Location: 106at MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	All Public-Unknown-
Street	Paved
0	2093

Reference 1 -32-105A
Reference 2
Bldg Codes 89
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
025 X 070	$/FF -REGULAR LOT	650.00	13,596	70%	Size/Shape	9,517
Total Acres 0.04					Land Total	9,517

Accpt Land 9,520 **Accepted Bldg** 0 **Total** 9,520

Name: PARKHURST, RODNEY
Parkhurst, Gloria
Map/Lot: 33-01
Account: 2045 Card: 1 of 1 Location: 33 MIDDLE ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1826		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 11 0	Land Schedule	12

Sale Data

Sale Date	06/16/1965
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	42,000.00	35,762	100%		35,762
Total Acres 0.29					Land Total	35,762

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	816 Sqft	Grade C 106	Base	84,244
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-675
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-562
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11	Extras	Generator1		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,984
Attic	Floor & Stairs			Attic	2,231
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-978
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1896	0	Typical	Typical	Above Average	Typical	86,244

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	51,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1896	280	C 106	19,833	Avg+	60%	99%	100%	11,781
Garage, wd. fr.	1987	720	C 100	13,806	Avg.	78%	100%	100%	10,769
Deck(s) wd. fr.	1988	343	C 110	3,778	Avg.	78%	100%	100%	2,947
Canopy, wd. fr.	1999	80	C 100	481	Avg.	84%	100%	100%	404
Hot Tub	1999			- - - - S O U N D	V A L U E - - - -				400
1,644 SFLA						Outbuilding Total			26,301

Accpt Land 35,760 **Accepted Bldg** 77,530 **Total** 113,290

Name: Aragona, Jodie Lynn

Map/Lot: 33-02

Account: 562 Card: 1 of 1 Location: 46 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1844
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	12/19/2017
Sale Price	32,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	42,000.00	33,861	85%	Multi-Fact	28,782
Total Acres 0.26					Land Total	28,782

Dwelling Description / **Replacement Cost New**

Conventional	One Story	816 Sqft	Grade C 85	Base	49,310
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-541
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,836
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	1,068	Insulation	-523
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Below Average	Typical	56,631

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	40%	%	100%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	252	C 85	10,098	Avg-	40%	0%	100%	0
Garage, wd. fr.	1930	252	C 100	6,505	Avg-	40%	0%	100%	0
1,068 SFLA						Outbuilding Total			0

Accpt Land	28,780	**Accepted Bldg**	0	**Total**	28,780

Map/Lot: 33-03
Account: 847 Card: 1 of 1 Location: 54 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1819
Reference 1	f5
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	11/22/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	42,000.00	46,957	95%	Unimproved	44,610
0.39	ACRES-Secondary ac.	8,300.00	3,237	100%		3,237
0.00	ACRES-Rear land: 1st 5ac.	13,000.00	5,200	100%		0
Total Acres 0.89					Land Total	47,847

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	875 Sqft	Grade C 117	Base	97,166
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-799
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-665
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,570
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	98,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	68,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	297	C 117	15,816	Good	70%	90%	100%	9,964
Attic, Unfinished	1890	297	C 100	1,295	Avg.	50%	100%	100%	648
Porch(es) encl. wd. fr.	1890	114	C 117	5,379	Good	70%	99%	100%	3,727
Deck(s) wd. fr.	1980	140	C 105	1,472	Avg.	74%	100%	100%	1,089
1,609 SFLA						Outbuilding Total			15,428

Accpt Land 47,850 **Accepted Bldg** 83,530 **Total** 131,380

Map/Lot: 33-04
Account: 2211 Card: 1 of 1 Location: 58 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1812
Reference 1	66' on street per deed.
Reference 2	SP = 142k in '17
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	11/17/1987
Sale Price	67,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	ACRES-Dev. Lot (Fract.)	42,000.00	34,507	95%	Unimproved	32,781
Total Acres 0.27					Land Total	32,781

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	1,006 Sqft	Grade C 110	Base	100,079
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-719
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,252
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	0	Typical	Typical	Above Average	Typical	101,197

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	60,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1848	162	C 110	6,185	Avg+	60%	99%	100%	3,674
Porch(es) encl. wd. fr.	1848	160	C 110	6,141	Avg+	60%	99%	100%	3,648
1,509 SFLA								Outbuilding Total	7,322

Accpt Land	32,780	**Accepted Bldg**	67,430	**Total**	100,210

Name: HOWARD, DARRELL (DEVISEES)
HOWARD, STEPHANIE PR
Map/Lot: 33-05
Account: 1422 Card: 1 of 1
Location: 66 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1778
Reference 1	Mobile Home - Stephanie lives here
Reference 2	stephanie howard same cking acct/same addr
Bldg Codes	9
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	12/06/1983
Sale Price	14,000
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	ACRES-Dev. Lot (Fract.)	42,000.00	46,009	65%	Multi-Fact	29,906
Total Acres 0.48					Land Total	29,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OXFORD Moho 924 SFLA	1985	14X66	C 100	38,564	Avg.	40%	100%	100%	15,426
						Outbuilding Total			15,426

Accpt Land	29,910	**Accepted Bldg**	15,430	**Total**	45,340

Name: HOWARD, DARRELL (DEVISEES)
HOWARD, STEPHANIE PR
Map/Lot: 33-06
Account: 1421 Card: 1 of 1
Location: 72 McDonald St

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1793		
Reference 1	House - Darrell Jr. lives here		
Reference 2	Long time in fam. No SP.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	07/31/1969
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	ACRES-Dev. Lot (Fract.)	42,000.00	23,944	95%	Unimproved	22,747
Total Acres 0.13					Land Total	22,747

Dwelling Description / **Replacement Cost New**

Conventional	One Story	600 Sqft	Grade C 95	Base	46,041
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-445
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-370
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	889
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,680
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-430
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	47,365

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	98%	100%	23,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	144	C 95	7,563	Avg.	50%	95%	100%	3,593
1 Story, wd. fr.	1890	96	C 95	5,905	Avg.	50%	95%	100%	2,804
Porch(es) encl. wd. fr.	1890	48	C 95	3,026	Avg.	50%	98%	100%	1,483
Shed(s) wd. fr.	1890	384	D 100	3,091	Poor	20%	100%	100%	618
Deck(s) wd. fr.	1890			- - - - S O U N D V A L U E - - - -					300
840 SFLA								Outbuilding Total	8,798

Accpt Land	22,750	**Accepted Bldg**	32,010	**Total**	54,760

Name: Heyns, Elias
McCarthy, Robin JT
Map/Lot: 33-07
Account: 343 Card: 1 of 1
Location: 76 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Public Water-
Street	Paved
0	1787

Sale Data

Sale Date	12/13/2016
Sale Price	25,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	8-12 complaint, 7-13 foreclosure cert.
Reference 2	sewer #91- R McCarthy
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	95%	Topography	26,012
Total Acres 0.17					Land Total	26,012

Dwelling Description / **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	70,814
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-686
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,647
Rooms	4	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	2017	Typical	Typical	Above Average	Typical	71,775

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	73%	95%	100%	49,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed, Masonry	1964	192	D 110	1,677	Avg-	51%	100%	100%	855
Porch(es) open wd. fr.	1964	138	C 110	3,281	Avg.	65%	100%	100%	2,133
Garage, wd. fr.	1964	325	C 110	8,408	Avg.	65%	85%	100%	4,645
960 SFLA						Outbuilding Total			7,633

Accpt Land	26,010	**Accepted Bldg**	57,410	**Total**	83,420

Map/Lot: 33-08
Account: 77 Card: 1 of 1 Location: 58 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1926
Reference 1	-33-21A
Reference 2	EA died Feb 1, 2019. HS off.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	90%	Unimproved	37,800
0.09	ACRES-Road Frontage	20,000.00	1,800	90%	Size/Shape	1,620
Total Acres 0.49					Land Total	39,420

Dwelling Description / Replacement Cost New

Conventional	Two Story	660 Sqft	Grade C 95	Base	73,287
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,956
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-946
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	73,889

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	43,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1930	60	C 95	1,630	Avg+	60%	99%	100%	968
Garage, wd. fr.	2001	336	C 80	6,253	Avg.	85%	100%	100%	5,315
Porch Roof	1999	6	C 95	174	Avg+	60%	99%	100%	103
1,320 SFLA							Outbuilding Total		6,386

Accpt Land	39,420	**Accepted Bldg**	50,280	**Total**	89,700

Map/Lot: 33-09
Account: 973 Card: 1 of 1 Location: 119 SILVER LAKE RD

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Public Water-
Street	Paved
0	1678
Reference 1	
Reference 2	EILEEN PASSED 4/3/11
Bldg Codes	9
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	ACRES-Developed Lot	70,000.00	28,700	90%	Unimproved	25,830
0.40	ACRES-Road Frontage	20,000.00	8,000	90%	Topography	7,200
Total Acres 0.81					Land Total	33,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
HOMETTE Moho	1972	12X66	C 90	31,325	Avg.	40%	75%	100%	9,398
1 Story, wd. fr.	1972	56	D 125	3,988	Avg+	77%	100%	100%	3,071
Shed(s) wd. fr.	2011	320	C 100	3,843	Avg.	91%	100%	100%	3,497
Shed(s) wd. fr.	2013	192	C 110	2,538	Avg.	92%	100%	100%	2,335
Porch(es) open wd. fr.	1972			- - - - S O U N D V A L U E - - - -					200
848 SFLA						Outbuilding Total			18,501

Accpt Land 33,030 **Accepted Bldg** 18,500 **Total** 51,530

Map/Lot: 33-10
Account: 702 Card: 1 of 1 Location: 189 SCHOOL ST

Neighborhood 17	Neighborhood 17
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-Wet-Swampy-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1698
Reference 1	800-287-1643
Reference 2	2014-15 includes land from 33-28
Bldg Codes	90
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	75,000.00	75,000	100%	Access/Loc	75,000
1.00	ACRES-Secondary ac.	6,500.00	6,500	100%	Access/Loc	6,500
1.70	ACRES-Waste-wet	200.00	340	100%		340
0.20	ACRES-Rear land: 1st 5ac.	2,300.00	460	100%		460
Total Acres 3.90					Land Total	82,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commercial Bldg(s)	0			- - - - S O U N D V A L U E - - - -					519,606
Garage, wd. fr.	0			- - - - S O U N D V A L U E - - - -					56,100
								Outbuilding Total	575,706

Accpt Land 82,300 **Accepted Bldg** 575,710 **Total** 658,010

Name: LOWELL, HILDRETH
Hills, Joseph Sr
Map/Lot: 33-11
Account: 1713 Card: 1 of 1
Location: 73 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Sewer-Public Water-
Street	Paved
0	1783
Reference 1	HS off at sale
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	12

Sale Data

Sale Date	06/01/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	ACRES-Dev. Lot (Fract.)	42,000.00	40,394	95%	Unimproved	38,375
0.37	ACRES-Secondary ac.	8,300.00	3,071	50%	Topography	1,536
Total Acres 0.74					Land Total	39,911

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,664 Sqft	Grade C 130	Base	124,141
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	3,375
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,650
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,262
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Typical	Typical	Average	Typical	134,428

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	126,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2017	25	C 110	276	Avg.	94%	100%	100%	259
Deck(s) wd. fr.	2017	96	C 110	1,058	Avg.	94%	100%	100%	995
Porch(es) open wd. fr.	2017	16	C 130	1,300	Avg.	94%	100%	100%	1,222
1,664 SFLA						Outbuilding Total			2,476

Accpt Land 39,910 **Accepted Bldg** 128,840 **Total** 168,750

Name: DOYLE, RICKI T
FLOOD, SHANNON R JT
Map/Lot: 33-12
Account: 1918 Card: 1 of 1
Location: 51 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Severely Sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1849
Reference 1	
Reference 2	sp=125k in 2018
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	04/20/2005
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	ACRES-Dev. Lot (Fract.)	42,000.00	46,485	100%		46,485
Total Acres 0.49					Land Total	46,485

Dwelling Description / **Replacement Cost New**

Conventional	One Story	1,200 Sqft	Grade C 120	Base	98,979
Exterior	Brick/Stone	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,246
Rooms	8	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	18,346
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,086
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	117,549

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	99%	100%	77,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1950	484	C 100	10,124	Avg+	67%	100%	100%	6,783
Basement, Unfin.	1950	484	C 100	4,056	Avg+	67%	100%	100%	2,718
1 Story, wd. fr.	1950	104	C 100	6,508	Avg+	67%	100%	100%	4,360
Basement, Unfin.	1950	104	C 100	1,300	Avg+	67%	100%	100%	871
Porch(es) encl. wd. fr.	1999	208	C 100	6,609	Avg+	88%	100%	100%	5,816
Basement, Unfin.	1999	208	C 100	2,054	Avg+	88%	100%	100%	1,808
1,304 SFLA							Outbuilding Total		22,356

Accpt Land	46,490	**Accepted Bldg**	100,330	**Total**	146,820

Name: REDMAN, WILLIAM
REDMAN, KAREN
Map/Lot: 33-13
Account: 2186 Card: 1 of 1 Location: 54 MECHANIC ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1873
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%	Improvemen	42,000
0.39	ACRES-Secondary ac.	8,300.00	3,237	100%	Improvemen	3,237
Total Acres 0.79					Land Total	45,237

Dwelling Description / Replacement Cost New

Conventional	Two Story	650 Sqft	Grade C 132	Base	103,010
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,677
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,471
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,864
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	Typical	Typical	Above Average	Typical	115,022

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	100%	70,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1935	182	C 132	12,332	Avg+	61%	100%	100%	7,523
Basement, Unfin.	2016	182	C 120	2,239	Avg.	94%	100%	100%	2,105
Bay Window(s) wd. fr.	1935	10	C 132	582	Avg+	61%	100%	100%	355
1 Story, wd. fr.	1982	100	C 132	8,398	Avg+	61%	100%	100%	5,123
Porch(es) open wd. fr.	1982	50	C 132	2,051	Avg+	61%	100%	100%	1,251
Garage, wd. fr.	1982	1040	C 110	20,678	Avg+	81%	95%	100%	15,912
Canopy, wd. fr.	1982	360	C 130	2,811	Avg+	61%	100%	100%	1,715
Attic , Finished	1991	1040	C 130	17,225	Avg+	85%	100%	100%	14,641
Deck(s) wd. fr.	1991	140	C 100	1,401	Avg+	85%	100%	100%	1,191
2,112 SFLA						Outbuilding Total			49,816

Accpt Land 45,240 **Accepted Bldg** 119,980 **Total** 165,220

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1820
Reference 1	1936 main bldg per library
Reference 2	ESMTS FOR STORM AND SEWER PIPES, PARK
Bldg Codes	83
X Coordinate	0 Y Coordinate 0
Exemption(s)	61 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	ACRES-Developed Lot	70,000.00	50,400	100%		50,400
Total Acres 0.72				Land Total		50,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
School Bldg(s)	1936			- - - - S O U N D V A L U E - - - -					275,100
							Outbuilding Total		275,100

Accpt Land 50,400 **Accepted Bldg** 275,100 **Total** 325,500

Name: BUCKSPORT, TOWN (SPOFFORD P'GROUND)
ELM STREET BALLFIELD
Map/Lot: 33-14-1
Account: 3366 Card: 1 of 1
Location: Elm Street

Neighborhood 12 Neighborhood 12

Zoning/Use VILLAGE
Topography Level-slightly sloping-
Utilities Electricity at lot-
Street Paved

Reference 1 Improvements f5
Reference 2 ESMTS-STORM PIPE, SEWER PIPE &
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	70,000.00	70,000	150%	Improvemen	105,000
1.00	ACRES-Road Frontage	20,000.00	20,000	150%	Improvemen	30,000
1.78	ACRES-Rear land: 1st 5ac.	5,000.00	8,900	100%		8,900
Total Acres 3.78					Land Total	143,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pavilion, wd. fr.	1999	256	C 95	2,844	Avg.	84%	100%	100%	2,389
Pavilion, wd. fr.	2017	256	C 95	2,844	Avg.	94%	100%	100%	2,673
Shed(s) wd. fr.	2017	64	C 100	770	Avg.	94%	100%	100%	724
Shed(s) wd. fr.	2018	64	C 100	770	Avg.	95%	100%	100%	732
2S Shed, wd. fr.	2018	128	C 100	2,246	Avg.	95%	100%	100%	2,134
								Outbuilding Total	8,652

Accpt Land 143,900 **Accepted Bldg** 8,650 **Total** 152,550

Map/Lot: 33-14-2
Account: 3367 Card: 1 of 1 Location: 0 MECHANIC ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	
Utilities	
Street	STREET SURFACE
Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Base Lot (Fract.)	32,500.00	19,902	100%		19,902
Total Acres 0.15				Land Total		19,902

Accpt Land 19,900 **Accepted Bldg** 0 **Total** 19,900

Map/Lot: 33-15
Account: 272 Card: 1 of 1 Location: 23 Summer St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1799
Reference 1	
Reference 2	I: val down 4200
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	05/22/1992
Sale Price	55,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	ACRES-Dev. Lot (Fract.)	42,000.00	31,148	100%	Multi-Fact	31,148
Total Acres 0.22				Land Total		31,148

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	903 Sqft	Grade C 103	Base	63,712
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-2,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	964
Attic	Full finished			Attic	11,849
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-701
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1987	Typical	Typical	Good	Typical	73,696

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	97%	100%	50,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1830	416	C 103	18,377	Good	70%	97%	100%	12,478
Basement, Unfin.	1830	416	D 100	2,389	Good	70%	97%	100%	1,622
Porch Roof	2015	32	D 100	283	Avg.	93%	100%	100%	263
Shed(s) wd. fr.	2015	32	D 100	257	Avg.	93%	100%	100%	239
Deck(s) wd. fr.	2005	40	C 110	439	Avg.	88%	100%	100%	386
1,319 SFLA						Outbuilding Total			14,988

Accpt Land 31,150 **Accepted Bldg** 65,030 **Total** 96,180

Map/Lot: 33-16
Account: 1720 Card: 1 of 1 Location: 21 Summer St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1809

Sale Data

Sale Date	07/17/2018
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Exempts on for new owner 2019
Reference 2	& phys = mailing addr
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 2 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	98%	Unimproved	24,351
Total Acres 0.14					Land Total	24,351

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 3/4 Story	680 Sqft	Grade C 120	Base	89,856
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-530
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,228
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,077
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1931	1988	Typical	Typical	Good	Typical	92,723

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	71%	97%	100%	63,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch Roof	1931	15	C 120	317	Good	71%	97%	100%	218
Shed(s) wd. fr.	2007	48	C 90	520	Avg.	89%	100%	100%	463
1,190 SFLA						Outbuilding Total			681

Accpt Land 24,350 **Accepted Bldg** 64,540 **Total** 88,890

Name: COLLINS, JENNIFER A

Map/Lot: 33-17

Account: 524 Card: 1 of 1 Location: 19 Summer St

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1813		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	11/26/2008
Sale Price	93,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	98%	Unimproved	32,540
Total Acres 0.25					Land Total	32,540

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 120	Base	77,931
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-539
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-449
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	76,943

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	45,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	224	C 120	13,039	Avg+	60%	99%	100%	7,745
Attic , Finished	1880	224	C 120	3,427	Avg+	60%	99%	100%	2,035
Porch(es) encl. wd. fr.	2014	96	C 100	4,212	Avg.	93%	95%	100%	3,721
Porch(es) open wd. fr.	1880	192	C 100	3,861	Avg+	60%	100%	100%	2,317
Garage, wd. fr.	1998	480	C 105	10,566	Avg.	84%	100%	100%	8,875
Shed(s) wd. fr.	1880			- - - - S O U N D	V A L U E - - - -				600
1,200 SFLA						Outbuilding Total			25,293

Accpt Land	32,540	Accepted Bldg	71,000	Total	103,540

Name: ROLLERSON, DARRELL D JR
ROLLERSON, CAROL ANN JT
Map/Lot: 33-18
Account: 2251 Card: 1 of 1 Location: 17 Summer St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1821

Sale Data

Sale Date	03/19/2008
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1	194' on rd = dbl+ lot, fenced.
Reference 2	HS f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	ACRES-Dev. Lot (Fract.)	42,000.00	38,148	100%		38,148
0.32	ACRES-Road Frontage	20,000.00	6,400	100%		6,400
Total Acres 0.65					Land Total	44,548

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	450 Sqft	Grade C 100	Base	57,313
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	BWetx 1/2 Bsmnt	Basement	-1,486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-570
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1799	0	Typical	Typical	Good	Typical	55,257

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	94%	100%	36,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1799	230	C 100	11,084	Good	70%	94%	100%	7,293
1 Story, wd. fr.	1799	216	C 100	10,577	Good	70%	94%	100%	6,960
Basement, Unfin.	1799	216	C 100	2,114	Avg.	50%	50%	100%	528
Porch(es) encl. wd. fr.	1799			----SOUND VALUE----					0
1 Story, wd. fr.	2014	48	C 100	4,475	Avg.	93%	0%	100%	0
Garage, wd. fr.	1930	360	D 100	5,486	Avg.	50%	100%	100%	2,743
Shed(s) wd. fr.	1930			----SOUND VALUE----					100
Shed(s) wd. fr.	1799			----SOUND VALUE----					300
Deck(s) wd. fr.	2014	320	C 110	3,523	Avg.	93%	100%	100%	3,276
1,169 SFLA							Outbuilding Total		21,200

Accpt Land	44,550	**Accepted Bldg**	57,560	**Total**	102,110

Map/Lot: 33-19
Account: 507 Card: 1 of 1 Location: 9 Summer St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1842
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	95%	Unimproved	30,256
Total Acres 0.23					Land Total	30,256

Dwelling Description / Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	660 Sqft	Grade C 106	Base	74,231
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-791
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	0	Typical	Typical	Above Average	Typical	73,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	47,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1942	152	C 106	5,736	Avg+	64%	100%	100%	3,671
Deck(s) wd. fr.	1980	168	C 100	1,682	Avg.	74%	100%	100%	1,245
Shed(s) wd. fr.	1980	80	D 100	645	Avg.	74%	100%	100%	477
990 SFLA						Outbuilding Total			5,393

Accpt Land 30,260 **Accepted Bldg** 52,400 **Total** 82,660

Name: KRICHELS, HANS A

Map/Lot: 33-21

Account: 1666 Card: 1 of 1 Location: 84 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	08/19/2009
Sale Price	22,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1			
Reference 2	2017 deed is .07 ac. added f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.30	ACRES-Road Frontage	20,000.00	6,000	100%		6,000
0.12	ACRES-Rear land: 1st 5ac.	5,000.00	600	80%	Topography	480
Total Acres 0.72					Land Total	42,853

Dwelling Description / **Replacement Cost New**

Gambrel/Mansard	Two Story	480 Sqft	Grade C 100	Base	65,137
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,622
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	1/2 Finished			Attic	3,058
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-724
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2017	Typical	Typical	Average	Typical	67,721

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	50%	88%	100%	29,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1986	258	C 100	12,100	Avg+	82%	95%	100%	9,426
Porch(es) open wd. fr.	1986	30	C 100	1,227	Avg.	77%	100%	100%	945
Shed, 1.5s wd. fr.	1980	320	C 100	4,693	Avg.	74%	100%	100%	3,473
Basement, Unfin.	1986	252	C 100	2,374	Avg.	77%	50%	100%	914
Canopy, wd. fr.	2013	200	E 100	395	Avg.	92%	100%	100%	363
Deck(s) wd. fr.	2010	120	C 110	1,321	Avg.	91%	100%	100%	1,202
Shed(s) wd. fr.	2017	60	C 100	720	Avg.	94%	95%	100%	643
1,218 SFLA						Outbuilding Total			16,966

Accpt Land	42,850	**Accepted Bldg**	46,760	**Total**	89,610

Map/Lot: 33-22
Account: 1257 Card: 1 of 1 Location: 1 Summer St.

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1877
Reference 1	19: sent valu report
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	07/30/2012
Sale Price	74,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	ACRES-Dev. Lot (Fract.)	42,000.00	31,148	95%	Size/Shape	29,591
Total Acres 0.22					Land Total	29,591

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	500 Sqft	Grade C 120	Base	72,408
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-468
Foundation	Brick/Stone Walls	Basement	Damp Bm CrawlSp	Basement	-2,870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-679
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2018	Typical	Typical	Good	Typical	70,637

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	70%	96%	100%	47,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	250	C 120	14,170	Good	70%	96%	100%	9,522
Basement, Unfin.	1890	250	C 100	2,361	Avg.	50%	100%	100%	1,180
1 Story, wd. fr.	1890	70	C 120	6,328	Good	70%	96%	100%	4,253
Basement, Unfin.	1890	70	C 100	1,053	Avg.	50%	100%	100%	526
Garage, wd. fr.	1963	704	C 100	13,556	Avg.	64%	100%	100%	8,676
Porch(es) open wd. fr.	2014			- - - - S O U N D	V A L U E - - - -				400
Bay Window(s) wd. fr.	1890	8	C 120	424	Good	70%	100%	100%	297
Porch(es) open wd. fr.	1890	12	C 120	1,123	Avg+	60%	100%	100%	674
1,078 SFLA						Outbuilding Total			25,528

Accpt Land 29,590 **Accepted Bldg** 73,000 **Total** 102,590

Name: GREENBERG, AMANDA L

Map/Lot: 33-23

Account: 1299 Card: 1 of 1 Location: 81 ELM ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1856
Reference 1	
Reference 2	SWR 265
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	09/29/2015
Sale Price	77,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	93%	Multi-Fact	23,919
Total Acres 0.15					Land Total	23,919

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	520 Sqft	Grade C 110	Base	67,706
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-647
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	67,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	98%	100%	39,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	140	C 110	8,598	Avg+	60%	98%	100%	5,056
Porch(es) encl. wd. fr.	1930	78	C 110	4,209	Avg+	60%	98%	100%	2,474
Deck(s) wd. fr.	1930	140	C 110	1,542	Avg+	60%	98%	100%	906
2S Garage, wd. fr.	1985	396	C 100	10,501	Avg+	60%	90%	100%	5,671
920 SFLA						Outbuilding Total			14,107

Accpt Land 23,920 **Accepted Bldg** 53,540 **Total** 77,460

Name: BAKEMAN, PAUL
BAKEMAN, CYNTHIA
Map/Lot: 33-24
Account: 130 Card: 1 of 1 Location: 3 Summer St.

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1870
Reference 1	
Reference 2	arrive in March
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	42,000.00	23,004	95%	Unimproved	21,854
Total Acres 0.12					Land Total	21,854

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	450 Sqft	Grade D 133	Base	53,681
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-529
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1944	0	Typical	Typical	Above Average	Typical	53,152

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	34,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1944	198	D 133	8,843	Avg+	65%	100%	100%	5,748
Porch(es) encl. wd. fr.	1944	126	D 133	4,326	Avg+	65%	100%	100%	2,812
Barn, 1s wd. fr.	1944	814	D 133	15,751	Avg+	65%	100%	100%	10,238
Deck(s) wd. fr.	2007	64	D 133	569	Avg+	65%	100%	100%	370
Garage, wd. fr.	1944	0	D 133	2,293	Avg+	65%	100%	100%	1,490
986 SFLA						Outbuilding Total			20,658

Accpt Land 21,850 **Accepted Bldg** 55,210 **Total** 77,060

Name: MAINE DEVELOPMENT ASSOCIATION
LARRY VAN PEURSEM, PRESIDENT JR

Map/Lot: 33-25
Account: 438 Card: 1 of 1 Location: 67 ELM ST

Neighborhood 17	Neighborhood 17
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	06/05/2007
Sale Price	1
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	GARDNER COMMONS		
Reference 2	see folder re: In Lieu of payments		
Bldg Codes	5		
X Coordinate	0	Y Coordinate	0
Exemption(s)	7 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
350 X 220	$/FF -REGULAR LOT	650.00	337,437	45%	Size/Shape	151,847
1.00	ACRES-Road Frontage	13,000.00	13,000	90%	Size/Shape	11,700
0.52	ACRES-Secondary ac.	6,500.00	3,380	100%		3,380
Total Acres 3.29					Land Total	166,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Apartment Bldg(s)	0			- - - - S O U N D V A L U E - - - -					1,560,000
Shed(s) wd. fr.	2015			- - - - S O U N D V A L U E - - - -					0
								Outbuilding Total	1,560,000

Accpt Land	166,930	**Accepted Bldg**	1,560,000	**Total**	1,726,930

Name: HARRIMAN, MARVIN L
HARRIMAN, SONYA A
Map/Lot: 33-26
Account: 1320 Card: 1 of 1 Location: 201 SCHOOL ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-Severely Sloping-
Utilities	Public Water-Septic System-
Street	Paved
0	1713

Reference 1	17: apartment has not been used in years.
Reference 2	over 500' road front on School & McD.
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Developed Lot	70,000.00	35,000	95%	Unimproved	33,250
0.50	ACRES-Road Frontage	20,000.00	10,000	95%	Topography	9,500
0.68	ACRES-Rear land: 1st 5ac.	5,000.00	3,400	100%		3,400
0.50	ACRES-Secondary ac.	8,300.00	4,150	95%	Unimproved	3,943
Total Acres 2.18					Land Total	50,093

Dwelling Description / Replacement Cost New

Conventional	One & 1/2 Story	1,216 Sqft	Grade C 105	Base	119,770
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-996
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,988
Rooms	6	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,931
Attic	Floor & Stairs			Attic	2,865
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,444
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	126,284

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	60%	89%	100%	67,436

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1920	648	D 120	10,197	Avg-	40%	90%	100%	3,671
Shed(s) wd. fr.	1940	418	D 120	4,035	Avg-	40%	90%	100%	1,453
Canopy, wd. fr.	1940	228	D 120	1,100	Avg-	40%	100%	100%	440
2S Shed, wd. fr.	1981	384	D 130	5,871	Avg-	64%	100%	100%	3,757
Shed(s) wd. fr.	1981	384	D 120	3,708	Avg-	64%	90%	100%	2,136
Deck(s) wd. fr.	2007	160	C 100	1,602	Avg-	82%	100%	100%	1,314
Garage, wd. fr.	1981	600	D 120	9,594	Avg-	64%	95%	100%	5,833
1,824 SFLA						Outbuilding Total			18,604

Accpt Land 50,090 **Accepted Bldg** 86,040 **Total** 136,130

Name: JAMES, JUSTIN D
James, Erin N JT
Map/Lot: 33-27
Account: 1605 Card: 1 of 1 Location: 187 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1796
Reference 1	
Reference 2	4/14- fixing up as rental
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	10/28/2015
Sale Price	119,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	ACRES-Dev. Lot (Fract.)	42,000.00	40,394	85%	Topography	34,335
Total Acres 0.37					Land Total	34,335

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 115	Base	83,385
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,936
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,153
Attic	None, no access/use			Attic	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	2015	Typical	Typical	Above Average	Typical	92,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	63,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2005	598	C 115	28,119	Avg.	88%	95%	100%	23,508
Basement, Unfin.	1965	598	C 115	5,616	Avg.	65%	100%	100%	3,650
Shed(s) wd. fr.	2003	48	C 100	577	Avg.	87%	100%	100%	502
Deck(s) wd. fr.	2003	192	C 110	2,114	Avg.	87%	100%	100%	1,839
1,742 SFLA						Outbuilding Total			29,499

Accpt Land 34,340 **Accepted Bldg** 93,310 **Total** 127,650

Map/Lot: 33-29
Account: 1941 Card: 1 of 1 Location: 181 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1828

Sale Data

Sale Date	12/06/2018
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1			
Reference 2	2 paved driveways.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	105%	Improvemen	38,192
0.14	ACRES-Road Frontage	20,000.00	2,800	100%		2,800
Total Acres 0.44					Land Total	40,992

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	480 Sqft	Grade C 110	Base	47,476
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	68% Hot Water	Cooling	100% None	Heat	-11
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,030
Attic	Full finished			Attic	6,727
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2002	Typical	Typical	Good	Typical	54,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	38,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2001	176	C 110	1,937	Avg.	85%	95%	100%	1,564
1 Story, wd. fr.	2001	540	C 110	24,578	Avg.	85%	95%	100%	19,846
Porch Roof	2001	60	C 90	608	Avg.	85%	100%	100%	517
1,020 SFLA						Outbuilding Total			21,927

Accpt Land	40,990	**Accepted Bldg**	60,340	**Total**	101,330

Name: CASS, MICHAEL L (Heirs of)
CASS, HAHN MY
Map/Lot: 33-30
Account: 1082 Card: 1 of 1 Location: 179 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1848

Sale Data

Sale Date	09/08/2009
Sale Price	83,000
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	MC died 2-19. Mrs. C is only heir
Reference 2	Needs to be propbated.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	97%	Topography	32,208
Total Acres 0.25					Land Total	32,208

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	567 Sqft	Grade C 111	Base	71,481
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-711
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2007	Typical	Typical	Good	Typical	70,361

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	49,253

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1965	280	C 110	7,636	Avg.	65%	90%	100%	4,467
Porch(es) encl. wd. fr.	2001	64	C 110	3,879	Avg.	85%	100%	100%	3,297
Deck(s) wd. fr.	2002	120	C 110	1,321	Avg.	86%	100%	100%	1,136
850 SFLA						Outbuilding Total			8,900

Accpt Land 32,210 **Accepted Bldg** 58,150 **Total** 90,360

Name: FORREST, MICHAEL T
FORREST, LYNN M
Map/Lot: 33-31
Account: 2657 Card: 1 of 1 Location: 175 SCHOOL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1857		
Reference 1			
Reference 2	FLOOD INS REQUIRED F5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	09/04/2002
Sale Price	82,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	97%	Multi-Fact	32,208
Total Acres 0.25					Land Total	32,208

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	714 Sqft	Grade C 115	Base	94,753
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,238
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,238
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1929	0	Typical	Typical	Good	Typical	95,753

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	67,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1929	64	C 115	4,059	Good	70%	100%	100%	2,841
Porch(es) encl. wd. fr.	1929	48	C 115	3,663	Good	70%	100%	100%	2,564
1 Story, wd. fr.	2000	160	C 117	9,994	Avg.	85%	100%	100%	8,495
Basement, Unfin.	2000	160	C 100	1,706	Avg.	85%	100%	100%	1,450
1,588 SFLA							Outbuilding Total		15,350

Accpt Land 32,210 **Accepted Bldg** 82,380 **Total** 114,590

Map/Lot: 33-32
Account: 1446 Card: 1 of 1 Location: 173 SCHOOL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1867		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	12/26/2001
Sale Price	52,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	95%	Unimproved	34,554
0.24	ACRES-Secondary ac.	8,300.00	1,992	100%		1,992
Total Acres 0.54				Land Total		36,546

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	616 Sqft	Grade C 110	Base	74,101
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-766
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2017	Typical	Typical	Above Average	Typical	72,895

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	42,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	238	C 110	12,511	Avg+	60%	98%	100%	7,357
Attic , Finished	1890	238	C 110	3,336	Avg+	60%	98%	100%	1,962
Basement, Unfin.	1890	238	C 110	2,499	Avg+	60%	98%	100%	1,469
Garage, wd. fr.	2003	576	C 100	11,560	Avg.	87%	100%	100%	10,057
Porch(es) encl. wd. fr.	2016	136	C 85	4,308	Avg.	94%	100%	100%	4,050
1,281 SFLA						Outbuilding Total			24,895

Accpt Land	36,550	**Accepted Bldg**	67,760	**Total**	104,310

Name: Chapman, Ralph
Poole-Heyne, Rebecca JT
Map/Lot: 33-33
Account: 803 Card: 1 of 1
Location: 169 School St.

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1878
Reference 1	Lot @ Central St.
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	06/26/2017
Sale Price	27,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	95%	Unimproved	34,554
0.48	ACRES-Rear land: 1st 5ac.	5,000.00	2,400	80%	Topography	1,920
0.30	ACRES-Road Frontage	20,000.00	6,000	80%	Size/Shape	4,800
Total Acres 1.08					Land Total	41,274

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,144 Sqft	Grade B 110	Base	106,080
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	N/A no basement			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-5,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,611
Rooms	4	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Cathedral Clg.			Attic	6,527
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,524
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	Typical	Typical	Average	Typical	112,216

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	32%	100%	34,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr. 1,144 SFLA	2018	624	B 115	21,250	Avg.	95%	93%	100%	18,775
						Outbuilding Total			18,775

Accpt Land	41,270	**Accepted Bldg**	52,890	**Total**	94,160

Map/Lot: 33-34
Account: 1894 Card: 1 of 1 Location: 72 CENTRAL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	12/07/1999
Topography	Level-slightly sloping-	Sale Price	6,500
Utilities	Public Water-Public Sewer-	Sale Type	Land only
Street	Paved	Financing	
0	1924	Verified	Public Record
		Validity	Other

Sale Data

Reference 1	Bought moho from town (was Carrier)		
Reference 2	lot: 73' on rd x 55' deep		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	ACRES-Dev. Lot (Fract.)	42,000.00	19,922	88%	Multi-Fact	17,532
Total Acres 0.09					Land Total	17,532

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
DETROITER Moho	1969	12X53	C 100	29,349	Avg.	40%	100%	100%	11,740
Deck(s) wd. fr.	1969			- - - - S O U N D	V A L U E - - - -				200
Shed(s) wd. fr.	1969	80	C 100	962	Avg.	40%	100%	100%	385
Shed(s) wd. fr.	1969	48	C 100	577	Avg.	40%	100%	100%	231
636 SFLA							Outbuilding Total		12,556

Accpt Land	17,530	**Accepted Bldg**	12,560	**Total**	30,090

Name: DeBiase, Elsebeth R (Laforge)
dba Coastal Creations Pet Salon
Map/Lot: 33-35
Account: 1637 Card: 1 of 1
Location: 80 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Well-
Street	Paved
0	1920

Sale Data

Sale Date	02/14/2008
Sale Price	48,654
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	50x50 lot
Reference 2	Divorce judgement f5 = 2016 deed
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	ACRES-Dev. Lot (Fract.)	42,000.00	16,267	95%	Topography	15,453
Total Acres 0.06					Land Total	15,453

Dwelling Description / **Replacement Cost New**

Conventional	One Story	486 Sqft	Grade C 100	Base	47,768
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	No Bm CrawlSp	Basement	-2,009
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-758
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	Typical	Typical	Above Average	Typical	45,001

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	90%	100%	24,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1989	192	C 100	16,981	Avg+	60%	90%	100%	9,170
Shed(s) wd. fr.	2015	144	C 100	1,729	Avg.	93%	100%	100%	1,608
Deck(s) wd. fr.	1925	75	C 100	751	Avg+	60%	90%	100%	406
870 SFLA						Outbuilding Total			11,184

Accpt Land	15,450	**Accepted Bldg**	35,490	**Total**	50,940

Map/Lot: 33-36
Account: 2302 Card: 1 of 1 Location: 88 CENTRAL ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1871

Sale Data

Sale Date	09/20/2012
Sale Price	58,194
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other

Reference 1			
Reference 2	estate sale		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.20	ACRES-Road Frontage	20,000.00	4,000	100%		4,000
Total Acres 0.60					Land Total	46,000

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	576 Sqft	Grade C 120	Base	81,913
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-449
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-1,887
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	79,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	47,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1920	168	C 120	10,598	Avg+	60%	100%	100%	6,359
Basement, Unfin.	1920	168	C 120	2,119	Avg+	60%	100%	100%	1,271
1 Story, wd. fr.	1920	110	C 120	8,070	Avg+	60%	100%	100%	4,842
Basement, Unfin.	1920	110	C 120	1,612	Avg+	60%	100%	100%	967
Porch(es) open wd. fr.	1920	286	C 120	6,464	Avg+	60%	100%	100%	3,878
Garage, wd. fr.	1920	360	C 120	9,828	Avg+	60%	100%	100%	5,897
1,286 SFLA							Outbuilding Total		23,214

Accpt Land 46,000 **Accepted Bldg** 70,960 **Total** 116,960

Map/Lot: 33-37
Account: 1619 Card: 1 of 1 Location: 94 CENTRAL ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1868		
Reference 1			
Reference 2	CL died 3/12/15		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Sale Data

Sale Date	11/16/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	95%	Unimproved	30,256
Total Acres 0.23					Land Total	30,256

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 117	Base	83,594
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	560 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,707
Heating	100% Hot Water	Cooling	0% None	Heat	2,044
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	2015	Typical	Typical	Above Average	Typical	89,345

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	99%	100%	67,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1999	96	C 100	962	Avg.	84%	100%	100%	808
1,120 SFLA						Outbuilding Total			808

Accpt Land	30,260	**Accepted Bldg**	68,030	**Total**	98,290

Map/Lot: 33-38
Account: 1455 Card: 1 of 1 Location: 102 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-Wet-Swampy-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1804
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.23	ACRES-Secondary ac.	8,300.00	1,909	50%	Unimproved	955
0.13	ACRES-Waste-wet	200.00	26	100%		26
Total Acres 0.76					Land Total	40,881

Dwelling Description / Replacement Cost New

Conventional	Two Story	440 Sqft	Grade C 90	Base	57,369
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-309
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-597
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	0	Typical	Typical	Below Average	Typical	56,206

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	40%	69%	100%	15,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1939	60	D 110	3,619	Avg-	40%	90%	100%	1,303
Porch(es) open wd. fr.	1939	140	D 126	2,548	Poor	20%	50%	100%	255
Shed(s) wd. fr.	1939	142	D 126	1,440	Fair	30%	100%	100%	432
Shed(s) wd. fr.	1975	128	D 126	1,297	Fair	46%	100%	100%	597
Shed(s) wd. fr.	1984	128	D 126	1,297	Fair	54%	100%	100%	700
940 SFLA						Outbuilding Total			3,287

Accpt Land 40,880 **Accepted Bldg** 18,800 **Total** 59,680

Name: Chandler, Brian

Map/Lot: 33-39

Account: 1934 Card: 1 of 1 Location: 104 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1835

Sale Data

Sale Date	10/03/2014
Sale Price	158,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	Doyon, Nancy A. JT died 11/15		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	70,000.00	70,000	75%	Proq/Restr	52,500
0.37	ACRES-Secondary ac.	8,300.00	3,071	90%	Proq/Restr	2,764
Total Acres 1.37					Land Total	55,264

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 116	Base	81,444
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,976
Rooms	8	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Good	Typical	83,420

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	68,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1991	336	C 116	17,324	Avg.	80%	100%	100%	13,859
Basement, Unfin.	1991	336	C 100	2,982	Avg.	80%	100%	100%	2,386
Porch(es) encl. wd. fr.	1994	380	C 117	12,038	Avg.	82%	100%	100%	9,871
Garage, wd. fr.	2004	576	C 100	11,560	Avg.	87%	90%	100%	9,051
1,428 SFLA						Outbuilding Total			35,167

Accpt Land	55,260	**Accepted Bldg**	103,570	**Total**	158,830

Name: DOLHANCRYK, THOMAS
DOLHANCRYK, MARIJANE JT
Map/Lot: 33-40
Account: 1490 Card: 1 of 1 Location: 114 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-Varied Topography-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1770
Reference 1	
Reference 2	
Bldg Codes	3
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	12/21/2006
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.83	ACRES-Rear land: 1st 5ac.	5,000.00	4,150	95%	Topography	3,943
1.00	ACRES-Waste-wet	200.00	200	100%		200
0.70	ACRES-Secondary ac.	8,300.00	5,810	75%	Unimproved	4,358
Total Acres 2.93					Land Total	48,401

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	816 Sqft	Grade C 109	Base	103,087
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-2,035
Fin. Basement Area	624 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,205
Heating	100% Hot Water	Cooling	0% None	Heat	2,081
Rooms	14	Extras	Generator1		
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	10,202
Attic	None, no access/use			Attic	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	118,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	71,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	120	C 109	7,725	Avg+	60%	100%	100%	4,635
Basement, Unfin.	1900	120	C 109	1,544	Avg+	60%	90%	100%	833
2S Shed, wd. fr.	1950	180	C 100	3,159	Avg-	41%	75%	100%	971
Porch(es) encl. wd. fr.	1900	294	C 107	9,040	Avg.	50%	100%	100%	4,520
Shed(s) wd. fr.	1999	48	D 100	387	Avg-	76%	80%	100%	235
1,344 SFLA						Outbuilding Total			11,194

Accpt Land 48,400 **Accepted Bldg** 82,320 **Total** 130,720

Map/Lot: 33-41
Account: 1705 Card: 1 of 1 Location: 101 Central Street

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1866

Sale Data

Sale Date	07/05/2018
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	80%	Topography	33,600
0.07	ACRES-Secondary ac.	8,300.00	581	80%	Size/Shape	465
Total Acres 0.47					Land Total	34,065

Dwelling Description **Replacement Cost New**

Conventional	One & 1/2 Story	396 Sqft	Grade C 87	Base	47,017
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	806
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-390
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	47,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	28,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1900	198	C 87	8,632	Avg+	60%	95%	100%	4,920
Slab/Crawl Sp.	1900	198	C 87	874	Avg+	60%	99%	100%	519
Attic , Finished	1900	198	C 87	2,194	Avg+	60%	99%	100%	1,303
Porch(es) encl. wd. fr.	1986	132	D 120	4,007	Avg.	77%	100%	100%	3,085
Garage, wd. fr.	1980	480	C 100	10,062	Avg.	74%	100%	100%	7,446
891 SFLA						Outbuilding Total			17,273

Accpt Land 34,070 **Accepted Bldg** 45,450 **Total** 79,520

Name: CARTER, REGINALD JR
CARTER, NANCY
Map/Lot: 33-42
Account: 534 Card: 1 of 1 Location: 97 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1882
Reference 1	CMS = Complete Mechanical Services
Reference 2	was Carter's Garage
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Topography	39,900
0.33	ACRES-Secondary ac.	8,300.00	2,739	100%		2,739
Total Acres 0.73					Land Total	42,639

Dwelling Description / Replacement Cost New

Rebuilt Older Home	One & 1/2 Story	1,044 Sqft	Grade C 118	Base	110,072
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	No Bm CrawlSp	Basement	-5,093
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,883
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,522
Attic	None, no access/use			Attic	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	2001	Typical	Typical	Good	Typical	113,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	79,369

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1920	216	C 100	4,251	Good	70%	100%	100%	2,976
1 Story, wd. fr.	2001	696	C 110	30,810	Avg.	85%	95%	100%	24,879
Attic, Unfinished	2001	406	C 100	1,466	Avg.	85%	95%	100%	1,184
Garage, wd. fr.	2001	1102	C 117	23,124	Avg.	85%	95%	100%	18,672
Hot Tub	2001	1	C 100	3,900	Avg-	78%	50%	100%	1,521
Deck(s) wd. fr.	2005	448	C 110	4,932	Avg-	81%	100%	100%	3,995
Swimming Pool	2005	1	D 100	4,155	Avg.	88%	50%	100%	1,828
Deck(s) wd. fr.	2014	384	C 110	4,228	Avg.	93%	100%	100%	3,932
Patio	2010	180	C 100	1,082	Avg.	91%	100%	100%	985
2,262 SFLA							Outbuilding Total		59,972

Accpt Land 42,640 **Accepted Bldg** 139,340 **Total** 181,980

Name: BOISVERT, BENJAMIN M
Boisvert, Alana JT
Map/Lot: 33-43
Account: 2159 Card: 1 of 1
Location: 93 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1894

Sale Data

Sale Date	11/22/2017
Sale Price	74,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	17: This house may be completed further
Reference 2	by new owners.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Dev. Lot (Fract.)	42,000.00	28,174	80%	Topography	22,540
Total Acres 0.18					Land Total	22,540

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	460 Sqft	Grade C 103	Base	43,544
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-370
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-1,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,596
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-357
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2015	Typical	Typical	Above Average	Typical	42,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	25,269

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1840	384	C 103	17,176	Avg+	60%	95%	100%	9,791
Patio	1980	144	D 100	580	Avg.	74%	100%	100%	429
Garage, wd. fr.	2011	144	C 100	4,820	Avg.	91%	95%	100%	4,167
Deck(s) wd. fr.	2012	115	C 120	1,381	Avg.	92%	100%	100%	1,271
Shed(s) wd. fr.	1980			- - - - S O U N D	V A L U E - - - -				200
1 Story, wd. fr.	2010	228	C 110	12,113	Avg.	91%	95%	100%	10,472
1,072 SFLA						Outbuilding Total			26,330

Accpt Land	22,540	**Accepted Bldg**	51,600	**Total**	74,140

Name: CHAMBERS, TRISHA L

Map/Lot: 33-44

Account: 260 Card: 1 of 1 Location: 91 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1899

Sale Data

Sale Date	06/25/2004
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	CHAMBERS, LARRY N JR died 5-19-17 JT
Reference 2	ask 185k 3/10
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.03	ACRES-Secondary ac.	8,300.00	249	100%		249
Total Acres 0.43					Land Total	40,149

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	440 Sqft	Grade C 118	Base	75,218
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-337
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,313
Attic	None, no access/use			Attic	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	78,194

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	54,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1850	54	C 118	3,908	Good	70%	99%	100%	2,709
1.5 Story, wd. fr.	1850	378	C 115	27,451	Good	70%	100%	100%	19,216
1 Story, wd. fr.	1960	192	C 100	9,703	Avg.	62%	100%	100%	6,016
Porch(es) open wd. fr.	1850	150	C 118	3,749	Avg.	50%	100%	100%	1,874
2 Story, wd. fr.	1960	198	C 100	17,363	Avg.	62%	100%	100%	10,765
Shed(s) wd. fr.	1850			- - - - S O U N D V A L U E - - - -					200
2,035 SFLA							Outbuilding Total		40,780

Accpt Land	40,150	**Accepted Bldg**	94,970	**Total**	135,120

Map/Lot: 33-45
Account: 1992 Card: 1 of 1 Location: 12 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1911
Reference 1	Ed O'Brien = son of Dorothy
Reference 2	D. O'Brien died 11/19/18
Bldg Codes	16
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	ACRES-Dev. Lot (Fract.)	42,000.00	40,937	60%	Topography	24,562
Total Acres 0.38					Land Total	24,562

Dwelling Description / Replacement Cost New

Conventional	One Story	546 Sqft	Grade D 120	Base	37,046
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-742
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	546	Insulation	-331
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Typical	Typical	Below Average	Typical	33,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	44%	100%	100%	14,553

Accpt Land 24,560 **Accepted Bldg** 14,550 **Total** 39,110

Name: BURPEE, DOUGLAS A
Karkos, Natasha Z
Map/Lot: 33-46
Account: 1867 Card: 1 of 1 Location: 18 Broadway

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1921

Sale Data

Sale Date	01/30/2015
Sale Price	74,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1			
Reference 2	181' frontage		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Developed Lot	70,000.00	28,000	97%	Topography	27,160
0.58	ACRES-Rear land: 1st 5ac.	5,000.00	2,900	100%		2,900
0.40	ACRES-Road Frontage	20,000.00	8,000	100%		8,000
Total Acres 1.38					Land Total	38,060

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	540 Sqft	Grade C 116	Base	76,524
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-489
Foundation	Brick/Stone Walls	Basement	Damp Bm CrawlSp	Basement	-2,997
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,710
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,172
Attic	Floor & Stairs			Attic	1,942
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2004	Typical	Typical	Good	Typical	78,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	54,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	243	C 110	12,711	Avg+	60%	100%	100%	7,627
Shed(s) wd. fr.	2016	100	C 100	1,201	Avg.	94%	100%	100%	1,129
1 Story, wd. fr.	2004	252	C 110	13,070	Avg.	87%	100%	100%	11,371
Deck(s) wd. fr.	2004	36	C 100	361	Avg.	87%	100%	100%	314
Attic, Unfinished	2004	252	C 100	1,225	Avg.	87%	100%	100%	1,066
Deck(s) wd. fr.	2013	192	C 100	1,921	Avg.	92%	100%	100%	1,767
1,440 SFLA						Outbuilding Total			23,274

Accpt Land 38,060 **Accepted Bldg** 77,930 **Total** 115,990

Name: SEKULICH, MICHAEL J
Sekulich, Glenda K. JT
Map/Lot: 33-47
Account: 1180 Card: 1 of 1
Location: 6 Mount Olive Heights

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1988

Sale Data

Sale Date	12/14/2018
Sale Price	88,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	HS off at sale.
Reference 2	was 22 Broadway, moved entrance
Bldg Codes	9
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	ACRES-Dev. Lot (Fract.)	42,000.00	40,937	85%	Multi-Fact	34,796
Total Acres 0.38					Land Total	34,796

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
KENTCRAFT Moho	2001	16X68	A 105	68,757	Avg+	53%	100%	100%	36,201
Slab/Crawl Sp.	2014	1152	C 100	5,840	Avg.	93%	100%	100%	5,431
Deck(s) wd. fr.	2015	120	C 110	1,321	Avg.	93%	100%	100%	1,229
Deck(s) wd. fr.	2015			- - - - S O U N D	V A L U E - - - -				400
Shed(s) wd. fr.	2016	96	D 100	772	Avg.	94%	100%	100%	726
1,088 SFLA							Outbuilding Total		43,987

Accpt Land 34,800 **Accepted Bldg** 43,990 **Total** 78,790

Name: Fitch, Kristen
Fitch, Michael JT
Map/Lot: 33-49
Account: 1091 Card: 1 of 1
Location: 26 Broadway

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	2021		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	04/24/2018
Sale Price	76,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	90%	Topography	23,148
Total Acres 0.15					Land Total	23,148

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	82,803
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,086
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2017	Typical	Typical	Above Average	Typical	81,717

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	49,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1920	144	C 100	5,239	Avg+	60%	100%	100%	3,143
1,440 SFLA							Outbuilding Total		3,143

Accpt Land 23,150 **Accepted Bldg** 52,170 **Total** 75,320

Name: Cherry, David T
Cherry, Debra A JT
Map/Lot: 33-50
Account: 2139 Card: 1 of 1 Location: 4 Mount Olive Heights

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2025
Reference 1	David and Debra Cherry
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	09/27/2017
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	90%	Topography	22,363
Total Acres 0.14					Land Total	22,363

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	One Story	1,235 Sqft	Grade C 110	Base	84,184
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,119
Rooms	4	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,024
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Average	Typical	85,279

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	42,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1920	80	C 110	6,201	Avg.	50%	100%	100%	3,100
1 Story, wd. fr.	1920	147	C 110	8,876	Avg.	50%	100%	100%	4,438
Porch(es) open wd. fr.	1920	24	C 110	1,243	Avg.	50%	100%	100%	622
Garage, wd. fr.	1920	352	D 100	5,403	Avg.	50%	100%	100%	2,702
1,462 SFLA						Outbuilding Total			10,862

Accpt Land 22,360 **Accepted Bldg** 53,500 **Total** 75,860

Map/Lot: 33-51
Account: 2343 Card: 1 of 1 Location: 10 Mount Olive Heights

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1975
Reference 1	'97 SP = 99k in '18.
Reference 2	LU paid 70k in '89
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	07/15/1997
Sale Price	65,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	42,000.00	35,762	97%	Unimproved	34,689
Total Acres 0.29					Land Total	34,689

Dwelling Description

Cape Cod/Salt Box	One Story	912 Sqft	Grade C 114	**Replacement Cost New**	
Exterior	Asbestos Shingle	Masonry Trim	None	Base	69,551
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	13,246
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	Above Average	Typical	82,797

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	49,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	84	C 114	4,508	Avg+	60%	100%	100%	2,705
Garage, wd. fr.	1962	528	C 100	10,811	Avg.	64%	100%	100%	6,919
Porch(es) open wd. fr.	1930	41	C 114	1,604	Avg+	60%	100%	100%	962
912 SFLA						Outbuilding Total			10,586

Accpt Land	34,690	**Accepted Bldg**	60,260	**Total**	94,950

Map/Lot: 33-52
Account: 94 Card: 1 of 1 Location: 12 Mount Olive Heights

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1960
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	02/04/2011
Sale Price	102,000
Sale Type	Land & Buildings
Financing	Other
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
0.13	ACRES-Secondary ac.	8,300.00	1,079	100%		1,079
Total Acres 0.43					Land Total	37,452

Dwelling Description / **Replacement Cost New**

Conventional	One Story	912 Sqft	Grade C 120	Base	74,705
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,123
Attic	1/2 Finished			Attic	6,971
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-825
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1987	Typical	Typical	Above Average	Typical	81,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	49,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	116	C 120	5,569	Avg+	60%	100%	100%	3,341
Garage, wd. fr.	1930	228	C 120	7,358	Avg+	60%	100%	100%	4,415
Porch(es) open wd. fr.	1930	32	C 120	1,513	Avg+	60%	100%	100%	908
912 SFLA							Outbuilding Total		8,664

Accpt Land 37,450 **Accepted Bldg** 57,850 **Total** 95,300

Name: Rosen, Richard
ROSEN, KIMBERLY
Map/Lot: 33-53
Account: 2265 Card: 1 of 1 Location: 22 Mount Olive Heights

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1896
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/27/1987
Sale Price	143,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	ACRES-Developed Lot	70,000.00	56,000	95%	Topography	53,200
0.90	ACRES-Secondary ac.	8,300.00	7,470	100%		7,470
Total Acres 1.70					Land Total	60,670

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,080 Sqft	Grade B 105	Base	164,840
Exterior	Vinyl/Aluminum	Masonry Trim	320Sqft	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	540 Sqft, Grade C	Basement Gar	None	Fin Bsmt	160
Heating	100% Hot Water	Cooling	0% None	Heat	4,706
Rooms	9	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,843
Attic	None, no access/use			Attic	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	Good	Typical	177,549

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	147,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1970	288	B 105	9,870	Good	83%	95%	100%	7,782
1 Story, wd. fr.	1970	288	B 105	18,418	Good	83%	95%	100%	14,523
1 Story, wd. fr.	1970	252	B 105	16,593	Good	83%	95%	100%	13,083
Basement, Unfin.	1970	252	B 105	3,315	Good	83%	95%	100%	2,613
1 Story, wd. fr.	1996	247	B 105	16,341	Good	83%	95%	100%	12,885
Deck(s) wd. fr.	1996	280	C 100	2,803	Good	83%	100%	100%	2,326
1S Overhang, wd. fr.	1970	40	B 105	2,467	Good	83%	100%	100%	2,048
Swimming Pool	1970	512	C 100	13,588	Fair	41%	25%	100%	1,393
Shed(s) wd. fr.	1970	96	C 100	1,154	Good	83%	100%	100%	958
2,987 SFLA							Outbuilding Total		57,611

Accpt Land 60,670 **Accepted Bldg** 204,980 **Total** 265,650

Name: Sullens, Tracy S
Sullens, Elizabeth JT
Map/Lot: 33-54
Account: 1717 Card: 1 of 1
Location: 62 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	224
Reference 1	HS moved to
Reference 2	
Bldg Codes	94
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	05/19/2016
Sale Price	144,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Unimproved	39,900
0.20	ACRES-Road Frontage	20,000.00	4,000	100%		4,000
Total Acres 0.60					Land Total	43,900

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	480 Sqft	Grade C 115	Base	67,999
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-431
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-359
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12	Extras	Generator1		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-624
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1990	Typical	Typical	Above Average	Typical	66,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	97%	100%	38,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1890	208	C 115	17,155	Avg+	60%	97%	100%	9,984
Shed(s) wd. fr.	1890	160	C 115	2,210	Avg+	60%	97%	100%	1,286
Porch(es) encl. wd. fr.	1890	112	C 115	5,239	Avg+	60%	97%	100%	3,049
Garage, wd. fr.	1996	576	C 115	13,294	Avg.	83%	100%	100%	11,034
1 Story, wd. fr.	2008	672	C 120	32,565	Avg.	89%	95%	100%	27,534
Deck(s) wd. fr.	2008	48	C 110	528	Avg.	89%	100%	100%	470
Deck(s) wd. fr.	2010	316	C 110	3,479	Avg.	91%	100%	100%	3,166
Attic , Finished	1890	104	C 115	1,524	Avg+	60%	97%	100%	887
Loft Area, Finished	2008	336	C 115	4,118	Avg.	89%	100%	100%	3,665
2,092 SFLA						Outbuilding Total			61,075

Accpt Land 43,900 **Accepted Bldg** 99,830 **Total** 143,730

Map/Lot: 33-55
Account: 264 Card: 1 of 1 Location: 23 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2007
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	42,000.00	36,974	100%		36,974
Total Acres 0.31				Land Total		36,974

Dwelling Description / Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 113	Base	53,566
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	846
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-491
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1991	Typical	Typical	Above Average	Typical	53,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	32,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1920	220	C 113	12,113	Avg+	60%	100%	100%	7,268
Basement, Unfin.	1920	220	C 113	2,421	Avg+	60%	100%	100%	1,453
Deck(s) wd. fr.	1980	138	C 100	1,381	Avg.	74%	100%	100%	1,022
Garage, wd. fr.	1994	576	C 100	11,560	Avg.	82%	100%	100%	9,479
796 SFLA						Outbuilding Total			19,222

Accpt Land 36,970 **Accepted Bldg** 51,580 **Total** 88,550

Map/Lot: 33-56
Account: 2398 Card: 1 of 1 Location: 52 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Septic System-Well-
Street	Right-of-way
0	2006
Reference 1	
Reference 2	acres f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	ACRES-Developed Lot	70,000.00	42,000	100%		42,000
0.50	ACRES-Secondary ac.	8,300.00	4,150	100%		4,150
0.50	ACRES-Rear land: 1st 5ac.	5,000.00	2,500	100%		2,500
0.20	ACRES-Waste-wet	200.00	40	100%		40
Total Acres 1.80					Land Total	48,690

Dwelling Description / Replacement Cost New

Colonial/Traditional	One Story	697 Sqft	Grade C 118	Base	62,247
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-535
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,313
Attic	Full finished			Attic	10,478
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1991	Typical	Typical	Above Average	Typical	75,503

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	45,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1987	400	C 100	8,814	Avg.	78%	90%	100%	6,188
Shed(s) wd. fr.	1991	200	C 100	2,402	Avg.	80%	90%	100%	1,730
Deck(s) wd. fr.	1994	200	C 100	2,002	Avg.	82%	95%	100%	1,560
1 Story, wd. fr.	1990	560	C 110	25,379	Avg.	79%	100%	100%	20,049
Slab/Crawl Sp.	1990	560	C 100	2,839	Avg.	79%	100%	100%	2,243
Shed(s) wd. fr.	1996	160	C 100	1,921	Avg+	60%	90%	100%	1,038
Garage, wd. fr.	2000	320	C 100	7,566	Avg+	60%	90%	100%	4,086
SwimPool, Above Grnd	2016	5	C 100	135	Avg.	94%	100%	100%	127
1,257 SFLA							Outbuilding Total		37,021

Accpt Land 48,690 **Accepted Bldg** 82,320 **Total** 131,010

Name: IRELAND, JAMIE L

Map/Lot: 33-57

Account: 931 Card: 1 of 1 Location: 17 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1983
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	05/06/2016
Sale Price	119,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	95%	Unimproved	34,554
0.20	ACRES-Secondary ac.	8,300.00	1,660	90%	Topography	1,494
Total Acres 0.50					Land Total	36,048

Dwelling Description

Conventional	Two Story	1,100 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	114,102
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Earth Floor Bfloor			St. Setback	0
Foundation	Concrete Walls	Basement	Damp Bm 1/2 Bsmnt	Bsmnt Floor	-901
Fin. Basement Area	None	Basement Gar	None	Basement	-3,814
Heating	100% Hot Water	Cooling	0% None	Fin Bsmt	0
Rooms	8	Extras	Generator1	Heat	3,604
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,948
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	1987	Typical	Typical	Above Average	Typical	115,939

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	99%	100%	86,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2004	360	C 110	3,965	Avg.	87%	100%	100%	3,450
Deck(s) wd. fr.	2000	80	C 110	881	Avg.	85%	100%	100%	749
Shed(s) wd. fr.	2004	96	C 90	1,037	Avg.	87%	100%	100%	902
Porch Roof	2004	6	C 100	185	Avg.	87%	100%	100%	161
2,200 SFLA							Outbuilding Total		5,262

Accpt Land 36,050 **Accepted Bldg** 91,350 **Total** 127,400

Map/Lot: 33-58
Account: 688 Card: 1 of 1 Location: 11 Broadway

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1951
Reference 1	6/17/14, 8/31/17 Cert. of Foreclosure
Reference 2	aka 7 Broadway. GIS: 1.7 ac.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	11/20/1998
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	80%	Multi-Fact	33,600
0.65	ACRES-Rear land: 1st 5ac.	5,000.00	3,250	80%	Topography	2,600
0.65	ACRES-Waste-wet	200.00	130	100%		130
Total Acres 1.70					Land Total	36,330

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	846 Sqft	Grade C 100	Base	59,337
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-660
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-550
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,706
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	846	Insulation	-638
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	60,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	50%	78%	100%	23,476

Accpt Land 36,330 **Accepted Bldg** 23,480 **Total** 59,810

Name: BUCKSPORT, TOWN (CENT &BWY LOT)
pump station (north of Mill Stream)

Map/Lot: 33-59

Account: 432 Card: 1 of 1

Location: 0 BROADWAY at Central St.

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-All Public-
Street	Paved
0	1919
Reference 1	
Reference 2	
Bldg Codes	89
X Coordinate	0
Y Coordinate	0
Exemption(s)	6 0 0
Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Base Lot (Fract.)	32,500.00	22,399	100%		22,399
Total Acres 0.19				Land Total		22,399

Accpt Land	22,400	**Accepted Bldg**	0	**Total**	22,400

Map/Lot: 33-60
Account: 389 Card: 1 of 1 Location: 81 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1927
Reference 1	Plan on file
Reference 2	formerly 60, 60-1 & 61
Bldg Codes	9
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	03/13/2018
Sale Price	25,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	60%	Multi-Fact	21,824
0.17	ACRES-Waste-wet	200.00	34	100%	Topography	34
Total Acres 0.47					Land Total	21,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
VALIANT Moho	1969	12X60	D 60	16,575	Avg-	35%	100%	100%	5,801
Deck(s) wd. fr.	1999	80	D 100	536	Avg.	84%	100%	100%	450
720 SFLA								Outbuilding Total	6,251

Accpt Land 21,860 **Accepted Bldg** 6,250 **Total** 28,110

Name: DAVIS, JOHN M
Davis, Debbie M JT
Map/Lot: 33-62
Account: 1937 Card: 1 of 1 Location: 75 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1941
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	07/15/2014
Sale Price	77,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	ACRES-Dev. Lot (Fract.)	42,000.00	17,570	100%		17,570
Total Acres 0.07					Land Total	17,570

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	522 Sqft	Grade C 110	Base	76,258
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-866
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2012	Typical	Typical	Above Average	Typical	75,392

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	45,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1999	224	C 110	6,674	Avg+	88%	100%	100%	5,873
1 Story, wd. fr.	1930	112	C 110	7,478	Avg+	60%	100%	100%	4,487
Deck(s) wd. fr.	1980	96	C 110	1,058	Avg+	80%	100%	100%	846
Porch(es) open wd. fr.	1980	24	C 110	1,243	Avg+	80%	100%	100%	994
Porch(es) open wd. fr.	2000	144	C 110	3,390	Avg.	85%	95%	100%	2,738
1,156 SFLA						Outbuilding Total			14,938

Accpt Land 17,570 **Accepted Bldg** 60,170 **Total** 77,740

Map/Lot: 33-63
Account: 821 Card: 1 of 1 Location: 71 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-Wet-Swampy-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1944

Sale Data

Sale Date	10/18/2006
Sale Price	74,450
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Liquidation

Reference 1	18: Added acreage on old Central Lane/
Reference 2	sewer 616 -SEE F5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	ACRES-Dev. Lot (Fract.)	42,000.00	21,000	90%	Multi-Fact	18,900
0.60	ACRES-Rear land: 1st 5ac.	5,000.00	3,000	80%	Topography	2,400
Total Acres 0.70					Land Total	21,300

Dwelling Description **Replacement Cost New**

Conventional	One Story	840 Sqft	Grade C 108	Base	63,798
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,011
Attic	3/4 Finished			Attic	8,680
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-684
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	2007	Typical	Typical	Good	Typical	72,805

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	50,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1915	192	C 108	6,768	Good	70%	100%	100%	4,738
Deck(s) wd. fr.	1999	368	C 100	3,684	Avg.	84%	100%	100%	3,095
Shed(s) wd. fr.	1980	96	D 120	926	Avg.	74%	100%	100%	685
Porch Roof	1915	8	C 108	218	Good	70%	100%	100%	153
Shed(s) wd. fr.	2017	192	C 110	2,538	Avg-	89%	100%	100%	2,259
840 SFLA						Outbuilding Total			10,930

Accpt Land 21,300 **Accepted Bldg** 61,890 **Total** 83,190

Name: JACQUES, ALINE L TRUSTEE
ALINE L JACQUES REVOCABLE TRUST
Map/Lot: 33-64
Account: 1485 Card: 1 of 1
Location: 157 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1976
Reference 1	
Reference 2	
Bldg Codes	4
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	95%	Unimproved	30,256
Total Acres 0.23					Land Total	30,256

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	580 Sqft	Grade C 80	Base	72,957
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,448
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	11,232
Attic	Floor & Stairs			Attic	1,389
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-700
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	86,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	51,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1880	701	C 80	39,471	Avg+	60%	100%	100%	23,683
1 Story, wd. fr.	1880	119	C 80	5,642	Avg+	60%	100%	100%	3,385
Basement, Unfin.	1880	119	C 80	1,128	Avg+	60%	100%	100%	677
1 Story, wd. fr.	1880	60	C 80	3,926	Avg+	60%	100%	100%	2,356
Basement, Unfin.	1880	60	C 80	785	Avg+	60%	100%	100%	471
Porch(es) open wd. fr.	1880	85	C 80	1,698	Avg+	60%	100%	100%	1,019
Deck(s) wd. fr.	1880	133	C 80	1,066	Avg+	60%	100%	100%	640
Basement, Unfin.	1880	701	C 80	4,506	Avg+	60%	100%	100%	2,704
Porch Roof	2011	96	C 100	1,004	Avg.	91%	100%	100%	914
2,741 SFLA						Outbuilding Total			35,849

Accpt Land 30,260 **Accepted Bldg** 87,460 **Total** 117,720

Map/Lot: 33-65
Account: 2830 Card: 1 of 1 Location: 69 CENTRAL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1972
Reference 1	
Reference 2	DW passed 2013
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	42,000.00	39,845	85%	Multi-Fact	33,868
Total Acres 0.36					Land Total	33,868

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 115	Base	73,292
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,722
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	75,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	58,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1982	654	C 110	14,053	Avg.	75%	100%	100%	10,540
1 Story, wd. fr.	1975	100	C 115	7,316	Avg+	78%	100%	100%	5,706
Deck(s) wd. fr.	1975	60	C 110	660	Avg.	71%	100%	100%	469
Shed(s) wd. fr.	1999	432	D 130	4,521	Avg.	84%	95%	100%	3,608
Deck(s) wd. fr.	1999	128	C 110	1,409	Avg.	84%	100%	100%	1,184
1,060 SFLA							Outbuilding Total		21,507

Accpt Land 33,870 **Accepted Bldg** 80,020 **Total** 113,890

Map/Lot: 33-68
Account: 133 Card: 1 of 1 Location: 54 PINE ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2024

Sale Data

Sale Date	06/24/2009
Sale Price	26,500
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1 -33-54A
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.05	ACRES-Secondary ac.	8,300.00	415	100%		415
Total Acres 0.45				Land Total		42,415

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	1,456 Sqft	Grade C 117	Base	103,999
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,065
Heating	100% Hot Water	Cooling	0% None	Heat	2,657
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,476
Attic	None, no access/use			Attic	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	113,197

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	103,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2010			- - - - S O U N D	V A L U E - - - -				600
Deck(s) wd. fr.	2012	128	C 120	1,537	Avg.	92%	100%	100%	1,414
1,456 SFLA						Outbuilding Total			2,014

Accpt Land 42,420 **Accepted Bldg** 105,020 **Total** 147,440

Name: MARINELLI, JUDY
Marinelli, James V JT
Map/Lot: 33-69
Account: 1792 Card: 1 of 1
Location: 58 PINE ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	2024

Sale Data

Sale Date	07/17/2008
Sale Price	104,500
Sale Type	Land & Mo-Ho
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Moved H'stead here -33-54B		
Reference 2	family sales f5		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	90%	Multi-Fact	29,884
0.17	ACRES-Secondary ac.	8,300.00	1,411	100%		1,411
Total Acres 0.42				Land Total		31,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FLEETWOOD Moho	1992	16X72	C 100	50,033	Avg.	40%	100%	100%	20,013
Canopy, wd. fr.	1992	140	C 120	1,009	Avg.	80%	100%	100%	807
Swimming Pool	1993	648	C 100	15,553	Avg.	81%	75%	100%	9,448
2S Garage, wd. fr.	1992	780	C 110	19,458	Avg.	80%	100%	100%	15,566
Porch(es) encl. wd. fr.	1992	120	C 100	4,727	Avg.	80%	100%	100%	3,782
Deck(s) wd. fr.	2008	48	C 110	528	Avg.	89%	100%	100%	470
Deck(s) wd. fr.	2008	24	C 110	265	Avg.	89%	100%	100%	236
Slab/Crawl Sp.	2008	1152	C 100	5,840	Avg.	89%	100%	100%	5,198
Hot Tub	2015	1	C 100	3,900	Avg.	93%	50%	100%	1,814
1,152 SFLA						Outbuilding Total			57,334

Accpt Land 31,300 **Accepted Bldg** 57,330 **Total** 88,630

Name: Rosen, Kimberly Clark

Map/Lot: 33-70

Account: 95 Card: 1 of 1 Location: 0 Mount Olive Heights

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-All Public-
Street	Paved
0	1932

Sale Data

Sale Date	09/04/2015
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	-33-52A		
Reference 2	9/15: sold to Kim Rosen		
Bldg Codes	98		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Base Lot	54,200.00	16,260	100%		16,260
0.30	ACRES-Road Frontage	20,000.00	6,000	100%		6,000
0.27	ACRES-Secondary ac.	8,300.00	2,241	100%		2,241
Total Acres 0.87				Land Total		24,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1959	880	D 140	15,291	Avg.	62%	98%	100%	9,290
						Outbuilding Total			9,290

Accpt Land	24,500	**Accepted Bldg**	9,290	**Total**	33,790

Map/Lot: 33-71
Account: 3099 Card: 1 of 1 Location: 0 Central St., near #120

Neighborhood 1	Neighborhood 1		
Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY		
Topography	Gently sloping-rolling-Varied Topography-		
Utilities	Electricity at lot-All Public-		
Street	Paved		
Reference 1	Cathy Lemire* 33-40A		
Reference 2	200' rd frontage		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	07/27/2018
Sale Price	10,500
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Base Lot (Fract.)	34,200.00	25,853	80%	Topography	20,682
0.71	ACRES-Rear land: 1st 5ac.	3,200.00	2,272	80%	Topography	1,818
0.90	ACRES-Waste-wet	200.00	180	100%		180
0.40	ACRES-Road Frontage	15,000.00	6,000	80%	Topography	4,800
Total Acres 2.41					Land Total	27,480

Accpt Land 27,480 **Accepted Bldg** 0 **Total** 27,480

Name: CHANDLER, BRIAN E
CHANDLER, NICHOLAS B JT
Map/Lot: 33-72
Account: 1454 Card: 1 of 1
Location: 98 CENTRAL ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1804

Sale Data

Sale Date	01/18/2019
Sale Price	57,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	value f5 -33-038A 72.5' on rd od tax map
Reference 2	2015 fire, 2018 pvt sale to occupant
Bldg Codes	9
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Developed Lot	70,000.00	28,000	92%	Unimproved	25,760
0.43	ACRES-Secondary ac.	8,300.00	3,569	95%	Topography	3,391
1.00	ACRES-Waste-wet	200.00	200	100%		200
Total Acres 1.83					Land Total	29,351

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
HOLLY PARK Moho	1988	14X70	B 105	50,119	Avg+	45%	100%	100%	22,554
Shed(s) wd. fr.	2010	15	D 100	120	Avg.	91%	100%	100%	109
980 SFLA								Outbuilding Total	22,663

Accpt Land 29,350 **Accepted Bldg** 22,660 **Total** 52,010

Map/Lot: 33-73
Account: 1787 Card: 1 of 1 Location: 185 SCHOOL ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE TANNERY BROOK S'LAND O'LAY
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1796

Sale Data

Sale Date	10/31/2002
Sale Price	24,000
Sale Type	Land & Mo-Ho
Financing	
Verified	Public Record
Validity	

Reference 1 -33-27A
Reference 2
Bldg Codes 9
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	ACRES-Dev. Lot (Fract.)	42,000.00	29,698	75%	Multi-Fact	22,274
Total Acres 0.20					Land Total	22,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12' Mobile Home	1970	12X52	D 70	17,327	Avg.	40%	100%	100%	6,931
1 Story, wd. fr.	1994	384	D 100	11,172	Avg.	82%	75%	100%	6,871
Shed(s) wd. fr.	1990	96	D 110	850	Avg.	79%	100%	100%	672
Shed(s) wd. fr.	2006	128	D 110	1,134	Avg.	88%	100%	100%	998
Deck(s) wd. fr.	2006	60	D 110	442	Avg.	88%	100%	100%	389
1,008 SFLA							Outbuilding Total		15,861

Accpt Land 22,270 **Accepted Bldg** 15,860 **Total** 38,130

Map/Lot: 33-74
Account: 2732 Card: 1 of 1 Location: 97 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1739
Reference 1	-33-11A
Reference 2	LW died 3/16/2015
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.51	ACRES-Road Frontage	20,000.00	10,200	75%	Size/Shape	7,650
Total Acres 0.91					Land Total	49,650

Dwelling Description / Replacement Cost New

Solar/Earth Bermed	One Story	1,120 Sqft	Grade C 102	Base	72,877
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,782
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	70,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	Location	80%	100%	100%	56,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1981	72	D 126	608	Avg+	80%	100%	100%	486
Garage, wd. fr.	1981	544	C 100	11,060	Avg+	80%	100%	100%	8,848
Shed(s) wd. fr.	1990			- - - - S O U N D	V A L U E - - - -				600
Attic, Unfinished	1981	544	C 100	1,680	Avg+	80%	100%	100%	1,344
1,120 SFLA							Outbuilding Total		11,278

Accpt Land 49,650 **Accepted Bldg** 67,990 **Total** 117,640

Map/Lot: 33-75
Account: 1230 Card: 1 of 1 Location: 184 SCHOOL ST

Neighborhood 12 Neighborhood 12

Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1739

Sale Data

Sale Date	05/22/2017
Sale Price	30,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Reference 1	-33-011E		
Reference 2	Homestead for 2019.		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	90%	Unimproved	37,800
0.23	ACRES-Secondary ac.	8,300.00	1,909	90%	Topography	1,718
Total Acres 0.63					Land Total	39,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TITAN Moho	1990	14X66	C 100	38,564	Avg.	40%	100%	100%	15,426
Shed(s) wd. fr.	1990	288	C 100	3,461	Avg.	79%	100%	100%	2,734
Deck(s) wd. fr.	1990	100	C 110	1,102	Avg.	79%	100%	100%	871
924 SFLA							Outbuilding Total		19,031

Accpt Land 39,520 **Accepted Bldg** 19,030 **Total** 58,550

Map/Lot: 33-76
Account: 2560 Card: 1 of 1 Location: 87 McDonald St

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Septic System-
Street	Paved
0	1739
Reference 1	-33-11C
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.26	ACRES-Secondary ac.	8,300.00	2,158	100%		2,158
Total Acres 0.66					Land Total	44,158

Dwelling Description / Replacement Cost New

Conventional	One & 1/2 Story	816 Sqft	Grade C 110	Base	87,423
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,964
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	3,851
Rooms	6	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	88,310

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	71,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Patio	1982	510	C 100	3,063	Avg+	81%	100%	100%	2,481
Garage, wd. fr.	1982	780	C 110	16,216	Avg+	81%	100%	100%	13,135
Basement, Unfin. 1,224 SFLA	1982	420	C 117	4,204	Avg+	81%	100%	100%	3,405
						Outbuilding Total			19,021

Accpt Land 44,160 **Accepted Bldg** 90,550 **Total** 134,710

Map/Lot: 33-77
Account: 2733 Card: 1 of 1 Location: 79 McDonald St

Neighborhood 12	Neighborhood 12		
Zoning/Use	VILLAGE	Sale Date	07/10/1989
Topography	Gently sloping-rolling-	Sale Price	5,000
Utilities	Public Sewer-Public Water-	Sale Type	Land only
Street	Paved	Financing	
0	1783	Verified	Public Record
		Validity	

Sale Data

Reference 1	-33-11F		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	ACRES-Dev. Lot (Fract.)	42,000.00	38,148	95%	Unimproved	36,241
Total Acres 0.33					Land Total	36,241

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,176 Sqft	Grade C 121	Base	151,523
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,440
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,928
Attic	None, no access/use			Attic	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	163,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	137,668

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1989	168	C 110	1,849	Avg+	84%	100%	100%	1,553
1.5 Story, wd. fr.	1989	280	C 121	22,638	Avg+	84%	95%	100%	18,065
Basement, Unfin.	1989	280	C 121	3,117	Avg+	84%	100%	100%	2,618
Garage, wd. fr.	1989	560	C 110	12,441	Avg+	84%	95%	100%	9,928
Attic , Finished	1989	560	C 121	8,632	Avg+	84%	100%	100%	7,251
Deck(s) wd. fr.	1989	100	C 110	1,102	Avg+	84%	100%	100%	926
1S Overhang, wd. fr.	1989	14	C 121	749	Avg+	84%	100%	100%	629
Shed(s) wd. fr.	2010	60	C 100	720	Avg+	84%	100%	100%	605
Patio	1989	240	C 100	1,440	Avg.	79%	100%	100%	1,138
3,066 SFLA						Outbuilding Total			42,713

Accpt Land	36,240	**Accepted Bldg**	180,380	**Total**	216,620

Name: CUMMINGS, MICHAEL
CUMMINGS, JODI
Map/Lot: 33-78
Account: 98 Card: 1 of 1 Location: 182 SCHOOL ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1783

Sale Data

Sale Date	10/03/2006
Sale Price	117,500
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	-33-11D		
Reference 2	sp=142k in '18		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Dev. Lot (Fract.)	42,000.00	39,287	95%	Unimproved	37,323
0.30	ACRES-Secondary ac.	8,300.00	2,490	100%		2,490
Total Acres 0.65					Land Total	39,813

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	960 Sqft	Grade C 121	Base	80,232
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,433
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	3,322
Rooms	7	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,398
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,752
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Above Average	Typical	99,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	81,292

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1986	80	C 121	4,280	Avg+	82%	100%	100%	3,510
Deck(s) wd. fr.	2009	168	C 110	1,849	Avg.	90%	100%	100%	1,664
Entry Enclosure(s)	1986	40	C 110	1,144	Avg.	77%	100%	100%	881
1,040 SFLA							Outbuilding Total		6,055

Accpt Land	39,810	**Accepted Bldg**	87,350	**Total**	127,160

Map/Lot: 33-79
Account: 43 Card: 1 of 1 Location: 7 SUMMER ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1850

Sale Data

Sale Date	10/12/2018
Sale Price	39,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	-33-20A 2018 short sale		
Reference 2	Foreclosure Cert. 12-2016		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	100%		25,720
Total Acres 0.15					Land Total	25,720

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	650 Sqft	Grade D 120	Base	44,816
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	BWetx 3/4 Bsmnt	Basement	-1,196
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	815
Rooms	5	Extras	Generator1		
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,010
Attic	Full finished			Attic	6,658
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-394
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	Typical	Typical	Below Average	Inadeq.	53,709

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	40%	92%	100%	19,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75S Garage	1989	672	C 100	15,205	Avg-	69%	100%	100%	10,491
Attic , Finished	1989	672	C 100	8,562	Avg-	69%	100%	100%	5,908
Deck(s) wd. fr.	1989	77	C 100	770	Fair	58%	100%	100%	447
Deck(s) wd. fr.	2010	120	C 100	1,201	Avg.	91%	100%	100%	1,093
986 SFLA						Outbuilding Total			17,939

Accpt Land	25,720	**Accepted Bldg**	37,700	**Total**	63,420

Name: BUCKSPORT, TOWN (OLSEN LOT)
FORMERLY NORMAN OLSEN LOT

Map/Lot: 34-01

Account: 442 Card: 1 of 1

Location: 0 Main St (off) Penob. R.

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Level-slightly sloping-
Utilities	All Public-
Street	Paved
0	1994
Reference 1	GIS - 0.73 ac.
Reference 2	Taken for taxes in 1979 per blue card
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
720 X 044	$/FF -REGULAR LOT	650.00	310,436	40%	Multi-Fact	124,174
Total Acres 0.73					Land Total	124,174

Accpt Land 124,170 **Accepted Bldg** 0 **Total** 124,170

Name: SAWYER, GARY
SAWYER, CORA

Map/Lot: 34-02
Account: 2321 Card: 1 of 1 Location: 110 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1974
Reference 1	
Reference 2	
Bldg Codes	27
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
093 X 076	$/FF -REGULAR LOT	650.00	52,699	90%	Topography	47,429
Total Acres 0.16					Land Total	47,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1999	54	C 100	647	Avg.	84%	90%	100%	489
Service Garage	1900	1659	D 135	100,958	Avg+	60%	100%	100%	60,575
							Outbuilding Total		61,064

Accpt Land 47,430 **Accepted Bldg** 61,060 **Total** 108,490

Map/Lot: 34-03
Account: 2472 Card: 1 of 1 Location: 112-at MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	All Public-Unknown-
Street	Paved
0	1864
Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
184 X 058	$/FF -REGULAR LOT	650.00	91.085	26%	Multi-Fact	23,682
Total Acres 0.24					Land Total	23,682

Accpt Land	23,680	**Accepted Bldg**	0	**Total**	23,680

Map/Lot: 34-04
Account: 1674 Card: 1 of 1 Location: 124 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-Severely Sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1864
Reference 1	17: Sold with 34-75 for 133k.
Reference 2	
Bldg Codes	17
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Sale Data

Sale Date	05/01/2017
Sale Price	109,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 X 036	$/FF -REGULAR LOT	650.00	41,730	70%	Topography	29,211
Total Acres 0.09					Land Total	29,211

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	2,520 Sqft	Grade C 90	Base	145,194
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-2	Roof Cover	Various Roofing	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-3,715
Fin. Basement Area	516 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,757
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,833
Rooms	14	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	0
Attic	Part Cath. Clg.			Attic	4,717
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1983	None	Typical	Above Average	Typical	146,120

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	90%	100%	78,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch Roof	1999	20	B 100	416	Avg.	84%	100%	100%	349
2,520 SFLA						Outbuilding Total			349

Accpt Land 29,210 **Accepted Bldg** 79,250 **Total** 108,460

Name: BUCKSPORT, TOWN (MAIN ST LOT)
(MAIN ST LOT) Map/Lot: 34-05
Account: 1748 Card: 1 of 1 Location: 128-at MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Level-slightly sloping-		
Utilities	All Public-Unknown-		
Street	Paved		
0	1864		
Reference 1			
Reference 2			
Bldg Codes	89		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	17

Sale Data

Sale Date	05/13/1999
Sale Price	0
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
143 X 022	$/FF -REGULAR LOT	650.00	43,597	90%	Size/Shape	39,238
Total Acres 0.07					Land Total	39,238

Accpt Land 39,240 **Accepted Bldg** 0 **Total** 39,240

Name: KISAMITAKIS, DINO
HOUSE OF PIZZA--DBA
Map/Lot: 34-06
Account: 1775 Card: 1 of 1 Location: 132 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1864

Sale Data

Sale Date	11/01/2006
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	for 19: adding heat pumps, reno bsmnt?
Reference 2	18: expanded pizza parlour, add sign
Bldg Codes	15
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
084 X 066	$/FF -REGULAR LOT	650.00	44,357	90%	Topography	39,922
Total Acres 0.13					Land Total	39,922

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	2,400 Sqft	Grade C 100	Base	140,826
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	2400 Sqft, Grade D	Basement Gar	None	Fin Bsmt	11,121
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	3,120
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	2	Plumbing	936
Attic	None, no access/use			Attic	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	2017	ComKit	Typical	Above Average	Typical	156,003

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	102%	100%	106,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1999	708	C 110	7,795	Avg.	84%	100%	100%	6,548
Porch Roof	1999	21	B 100	429	Avg.	84%	100%	100%	360
Porch(es) encl. wd. fr.	2017	42	C 120	3,669	Avg.	94%	100%	100%	3,449
Sign Frame	2017	24	A 100	208	Avg.	94%	100%	100%	196
2,400 SFLA						Outbuilding Total			10,553

Accpt Land	39,920	**Accepted Bldg**	117,170	**Total**	157,090

Map/Lot: 34-07
Account: 1749 Card: 1 of 1 Location: 134-at MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN COMM FISH/MARITIME ACT.
Topography	Level-slightly sloping-
Utilities	All Public-Electricity at lot-
Street	Paved
0	1321
Reference 1	
Reference 2	spur track
Bldg Codes	41
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	ACRES-Base Lot	50,300.00	100,600	100%		100,600
Total Acres 2.00				Land Total		100,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Rail Siding /LF	0			- - - - S O U N D V A L U E - - - -					68,775
Rail Siding /LF	0			- - - - S O U N D V A L U E - - - -					81,875
							Outbuilding Total		150,650

Accpt Land 100,600 **Accepted Bldg** 150,650 **Total** 251,250

Name: WEBBER TANKS INC, PARTY-IN-POSSESSION
Penobscot Bay Terminals
Map/Lot: 34-08
Account: 2471 Card: 1 of 1
Location: 24 Steamboat Wharf Lane

Neighborhood 19	Neighborhood 19
Zoning/Use	DOWNTOWN COMM FISH/MARITIME ACT.
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-All Public-
Street	Gravel
0	1827

Sale Data

Sale Date	10/30/2013
Sale Price	1,067,400
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	Related Parties

Reference 1	"Sprague Dock South"		
Reference 2	was 134 Main St.		
Bldg Codes	42		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	ACRES-Developed Lot	75,000.00	180,000	90%	Unimproved	162,000
Total Acres 2.40					Land Total	162,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dolphins	0			- - - - S O U N D V A L U E - - - -					905,400
							Outbuilding Total		905,400

Accpt Land	162,000	**Accepted Bldg**	905,400	**Total**	1,067,400

Name: T & A REALTY, LLC

Map/Lot: 34-09

Account: 2622 Card: 1 of 1 Location: 136 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1853
Reference 1	RIVER TOWN FAMILY EYE CARE
Reference 2	
Bldg Codes	17
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	06/01/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 045	$/FF -REGULAR LOT	650.00	28,778	100%		28,778
Total Acres 0.07				Land Total		28,778

Dwelling Description / **Replacement Cost New**

Commercial Bldg.	One Story	1,320 Sqft	Grade B 116	Base	134,893
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	25% Wall Unit(s)	Heat	662
Rooms	6	Extras	Generator1		
Bedrooms	0	Add Fixtures	2		
Baths	0	Half Baths	1	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,320	Insulation	3,071
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	2002	Kit'ette	Typical	Very Good	Typical	138,626

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	95%	100%	121,159

Accpt Land 28,780 **Accepted Bldg** 121,160 **Total** 149,940

Map/Lot: 34-10
Account: 1341 Card: 1 of 1 Location: 140 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1838		
Reference 1			
Reference 2	SP = 98.4k in '18		
Bldg Codes	44		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	01/13/1994
Sale Price	60,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
068 X 040	$/FF -REGULAR LOT	650.00	27,955	100%		27,955
Total Acres 0.06					Land Total	27,955

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	759 Sqft	Grade C 110	Base	111,864
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-543
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,605
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,118
Attic	Full finished			Attic	10,637
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1988	Typical	Typical	Above Average	Typical	128,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	77,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1989	384	C 100	4,612	Avg.	79%	90%	100%	3,279
Deck(s) wd. fr.	1991	48	C 110	528	Avg.	80%	100%	100%	422
Deck(s) wd. fr.	1999	36	C 110	395	Avg.	84%	100%	100%	332
Storage Structure(s)	1880			- - - - S O U N D V A L U E - - - -					500
1,518 SFLA							Outbuilding Total		4,533

Accpt Land	27,960	**Accepted Bldg**	81,740	**Total**	109,700

Name: GRANT, DAVID J
GRANT, ALICE
Map/Lot: 34-11
Account: 1169 Card: 1 of 1 Location: 3 Steamboat Wharf Lane

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1839

Sale Data

Sale Date	05/23/1989
Sale Price	10,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Reference 1	rental
Reference 2	was 138 Main st.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
034 X 095	$/FF -REGULAR LOT	650.00	21,540	50%	Multi-Fact	10,770
Total Acres 0.07					Land Total	10,770

Dwelling Description

Conventional	Two Story	480 Sqft	Grade C 95	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	63,143
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Very close 2			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	-1,008
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	0
Heating	100% Forced Warm	Cooling	100% None	Fin Bsmt	0
Rooms	5	Extras	Generator1	Heat	0
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-688
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1990	Typical	Typical	Above Average	Typical	61,447

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	38,712

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1940	66	C 95	3,390	Avg+	63%	100%	100%	2,136
Deck(s) wd. fr.	1940	227	C 95	2,158	Avg-	40%	80%	100%	690
960 SFLA						Outbuilding Total			2,826

Accpt Land	10,770	**Accepted Bldg**	41,540	**Total**	52,310

Name: DELBRIDGE, W KIM
DELBRIDGE, LINDA B
Map/Lot: 34-12
Account: 1200 Card: 1 of 1 Location: 148 MAIN ST*

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND	Sale Date	01/29/2001
Topography	Gently sloping-rolling-	Sale Price	160,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	1808	Verified	Public Record
		Validity	

Sale Data

Reference 1	BANNER CITY GRAPHICS/PRO FORM & FILE.
Reference 2	*Back 3 comm. units=5 Steamboat Wharf
Bldg Codes	25
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
227 X 111	$/FF -REGULAR LOT	650.00	155,454	65%	Access/Loc	101,045
1,106	SF -Rear Land	2.25	2,489	65%	Multi-Fact	1,618
Total Acres 0.61					Land Total	102,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Off. Bldg, Wd. Fr.	1960	4050	C 100	212,495	Avg+	70%	100%	100%	148,746
Bsmnt, Storage	1960	4050	D 100	46,704	Avg.	62%	100%	100%	28,956
Mezzanine, Finished	1960	2150	C 100	64,397	Avg.	62%	100%	100%	39,926
Mezzanine, Storage	1960	1900	C 100	32,357	Avg.	62%	100%	100%	20,061
Porch(es) open wd. fr.	1960	48	D 100	1,019	Avg.	62%	100%	100%	632
								Outbuilding Total	238,321

Accpt Land 102,660 **Accepted Bldg** 238,320 **Total** 340,980

Map/Lot: 34-13
Account: 1201 Card: 1 of 1 Location: 154 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1735
Reference 1	355 Rd frontage
Reference 2	Easement through lot f5
Bldg Codes	17
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	09/14/2016
Sale Price	273,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 124	$/FF -REGULAR LOT	650.00	144,762	80%	Topography	115,810
0.50	ACRES-Rear land: 1st 5ac.	2,300.00	1,150	75%	Prog/Restr	863
0.44	ACRES-Road Frontage	13,000.00	5,720	80%	Topography	4,576
Total Acres 1.51					Land Total	121,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse, Steel	1971	3200	C 110	89,508	Avg+	75%	100%	100%	67,131
Porch(es) open wd. fr.	1999	54	C 120	1,942	Avg+	88%	100%	100%	1,709
Deck(s) wd. fr.	2016	60	C 130	780	Avg.	94%	100%	100%	733
Off. Bldg, Wd. Fr.	1964	1800	C 110	207,875	Exc.	90%	100%	100%	187,088
Mezzanine, Finished	1964	900	A 120	54,023	Exc.	90%	100%	100%	48,621
Bsmnt, Finished	1964	1800	B 120	95,085	Avg+	72%	100%	100%	68,461
Bsmnt, Storage	2964	1800	B 110	45,328	Avg+	96%	100%	100%	43,515
Porch(es) open wd. fr.	2017	48	C 120	1,825	Avg.	94%	100%	100%	1,716
						Outbuilding Total			418,974

Accpt Land 121,250 **Accepted Bldg** 418,970 **Total** 540,220

Map/Lot: 34-14
Account: 1746 Card: 1 of 1 Location: 176-at MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Level-slightly sloping-
Utilities	All Public-Unknown-
Street	Paved
0	1686
Reference 1	
Reference 2	Town Easement b1586p526
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 X 090	$/FF -REGULAR LOT	650.00	86,330	15%	Prog/Restr	12,950
12,632	SF -Rear Land	2.25	28,422	15%	Prog/Restr	4,263
Total Acres 0.58					Land Total	17,213

Accpt Land 17,210 **Accepted Bldg** 0 **Total** 17,210

Name: Bucksport Mill LLC
AIM Development (USA) LLC

Map/Lot: 34-15
Account: 587 Card: 1 of 1 Location: 180-at MAIN ST

Neighborhood 19	Neighborhood 19		
Zoning/Use	INDUSTRY DEVELOPMENT		
Topography	Gently sloping-rolling-		
Utilities	All Public-Unknown-		
Street	Paved		
0	1574		
Reference 1			
Reference 2	to AIM f5		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	19

Sale Data

Sale Date	02/25/2015
Sale Price	0
Sale Type	Land only
Financing	Cash Sale
Verified	Buyer
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	ACRES-Base Lot (Fract.)	50,300.00	36,619	50%	Size/Shape	18,309
Total Acres 0.53					Land Total	18,309

Accpt Land 18,310 **Accepted Bldg** 0 **Total** 18,310

Map/Lot: 34-16
Account: 1204 Card: 1 of 1 Location: 168 MAIN ST

Neighborhood 17 Neighborhood 17

Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1735

Sale Data

Sale Date	02/07/2001
Sale Price	120,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	-34-13A		
Reference 2			
Bldg Codes	61		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
157 X 062	$/FF -REGULAR LOT	650.00	80,354	95%	Topography	76,337
Total Acres 0.22					Land Total	76,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Retail Building (low	1990	2400	C 120	126,547	Avg+	83%	100%	100%	105,034
							Outbuilding Total		105,034

Accpt Land	76,340	**Accepted Bldg**	105,030	**Total**	181,370

Name: PHILLIPS, MARK E
PHILLIPS, CATHERINE L JT
Map/Lot: 34-17
Account: 982 Card: 1 of 1 Location: 19 BAGLEY AVE

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1613

Sale Data

Sale Date	03/30/2009
Sale Price	88,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	-35-034		
Reference 2	Sub lot 7		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15					Land Total	30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 120	Base	95,769
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,264
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	104,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	62,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1930	324	C 100	7,628	Avg+	60%	50%	100%	2,288
Porch(es) encl. wd. fr.	1930	88	C 120	4,849	Avg+	60%	100%	100%	2,909
Porch(es) open wd. fr.	1930	20	C 120	1,279	Avg+	60%	100%	100%	767
Canopy, wd. fr.	2010	76	C 100	458	Avg.	91%	100%	100%	417
1,352 SFLA							Outbuilding Total		6,381

Accpt Land	30,000	**Accepted Bldg**	68,950	**Total**	98,950

Name: GRAY, DORANCE D
Gray, Carole A JT
Map/Lot: 34-18
Account: 1205 Card: 1 of 1
Location: 17 BAGLEY AVE

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1618

Sale Data

Sale Date	03/16/2018
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	Sub lot 6 -35-035
Reference 2	Rental house for relatives by neighbor.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15				Land Total		30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 120	Base	95,769
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	50% Heat pump	Heat	2,109
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,264
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2018	Typical	Typical	Good	Typical	106,382

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	75,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1930	162	C 110	5,611	Avg-	40%	90%	100%	2,020
Porch(es) open wd. fr.	1930	88	C 125	2,714	Good	71%	100%	100%	1,927
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				500
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				600
Shed(s) wd. fr.	2012	336	C 125	5,044	Avg.	92%	100%	100%	4,640
1,352 SFLA						Outbuilding Total			9,687

Accpt Land	30,000	**Accepted Bldg**	85,220	**Total**	115,220

Map/Lot: 34-19
Account: 2336 Card: 1 of 1 Location: 177 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1649		
Reference 1			
Reference 2	Gas installed f5		
Bldg Codes	30		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	11/05/1987
Sale Price	54,000
Sale Type	Land only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
180 X 300	$/FF -REGULAR LOT	650.00	202,650	90%	Topography	182,385
0.70	ACRES-Secondary ac.	6,500.00	4,550	100%		4,550
Total Acres 1.94				Land Total		186,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Off. Bldg, Wd. Fr.	1990	3988	C 112	468,936	Avg+	83%	100%	100%	389,217
Bsmnt, Finished	1990	3988	C 120	158,395	Avg+	83%	100%	100%	131,468
Porch(es) open wd. fr.	1990	30	B 100	1,633	Avg+	84%	100%	100%	1,372
Canopy, commercial	1990	676	C 100	20,774	Avg+	83%	100%	100%	17,242
Elevator (#stops)	1990	2	C 100	26,000	Avg+	83%	100%	100%	21,580
Off. Bldg, Wd. Fr.	2000	1938	C 112	227,882	Avg+	88%	100%	100%	200,536
Bsmnt, Finished	2000	1938	C 100	64,145	Avg+	88%	100%	100%	56,448
Porch(es) open wd. fr.	1990	42	B 130	2,462	Avg+	84%	100%	100%	2,068
						Outbuilding Total			819,931

Accpt Land 186,940 **Accepted Bldg** 819,930 **Total** 1,006,870

Name: LOSURDO, ROBERT J
LOSURDO, CHERYL
Map/Lot: 34-20
Account: 1703 Card: 1 of 1 Location: 165 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1734
Reference 1	3 story EP
Reference 2	owner has abutting lands
Bldg Codes	5
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	12/29/1992
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 100	$/FF -REGULAR LOT	650.00	53,300	80%	Multi-Fact	42,640
Total Acres 0.19					Land Total	42,640

Dwelling Description

Conventional	Two & 1/2 Story	1,600 Sqft	Grade D 121	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	198,008
Dwelling Units	6 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Earth Floor Bfloor			St. Setback	0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Bsmnt Floor	-1,012
Fin. Basement Area	None	Basement Gar	None	Basement	-843
Heating	100% Hot Water	Cooling	0% None	Fin Bsmt	0
Rooms	0	Extras	Generator1	Heat	5,059
Bedrooms	9	Add Fixtures	5		
Baths	6	Half Baths	0	Plumbing	18,970
Attic	None, no access/use			Attic	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	1993	Typical	Typical	Above Average	Typical	220,182

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	130,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	2008	280	C 100	5,291	Avg.	89%	90%	100%	4,238
2S Porch, Encl. wd. fr.	1920	160	D 126	5,655	Avg.	50%	130%	100%	3,676
Garage, wd. fr.	1920	391	D 126	7,322	Avg.	50%	80%	100%	2,929
4,000 SFLA						Outbuilding Total			10,843

Accpt Land	42,640	**Accepted Bldg**	141,630	**Total**	184,270

Name: LOSURDO, ROBERT J
LOSURDO, CHERYL
Map/Lot: 34-21
Account: 1702 Card: 1 of 1 Location: 161 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	174
Reference 1	no dormers
Reference 2	owner has abutting lands
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 17

Sale Data

Sale Date	01/14/1993
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 165	$/FF -REGULAR LOT	650.00	83,494	80%	Topography	66,795
Total Acres 0.38					Land Total	66,795

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	704 Sqft	Grade C 112	Base	59,428
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-1,804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,145
Attic	Full finished			Attic	10,045
FirePlaces	1			Fireplace	5,824
Insulation	Capped only			Insulation	-595
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Good	Typical	76,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	70%	98%	100%	52,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	504	C 112	23,561	Good	70%	98%	100%	16,163
Attic, Unfinished	1890	504	C 100	1,617	Avg.	50%	100%	100%	808
Basement, Unfin.	1890	504	C 100	4,202	Avg.	50%	100%	100%	2,101
Garage, wd. fr.	1890	270	C 100	6,786	Avg.	50%	100%	100%	3,393
Attic, Unfinished	1890	270	C 100	1,253	Avg.	50%	100%	100%	626
Deck(s) wd. fr.	2010	60	C 110	660	Avg.	91%	100%	100%	601
Shed(s) wd. fr.	1890	20	C 110	265	Avg.	50%	90%	100%	119
Porch Roof	2005	6	E 100	60	Avg.	88%	100%	100%	53
1,208 SFLA							Outbuilding Total		23,864

Accpt Land 66,800 **Accepted Bldg** 76,030 **Total** 142,830

Map/Lot: 34-22
Account: 1558 Card: 1 of 1 Location: 157 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1758
Reference 1	
Reference 2	1963 no sp
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 5 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
081 X 165	$/FF -REGULAR LOT	650.00	67,630	75%	Topography	50,723
Total Acres 0.31					Land Total	50,723

Dwelling Description / Replacement Cost New

Conventional	Two Story	1,134 Sqft	Grade C 117	Base	129,850
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-1,035
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-862
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,140
Rooms	7	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,084
Insulation	Capped only			Insulation	-2,001
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1926	1999	Typical	Typical	Above Average	Typical	139,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	82,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Bay Window(s) wd. fr.	1926	64	C 117	3,310	Avg+	60%	99%	100%	1,966
Porch(es) encl. wd. fr.	1926	256	C 117	8,934	Avg+	60%	99%	100%	5,306
Shed(s) wd. fr.	1926	216	C 117	3,037	Avg+	60%	99%	100%	1,804
Shed(s) wd. fr.	1926	112	C 117	1,573	Avg+	60%	99%	100%	935
Garage, wd. fr.	1926	198	C 117	6,625	Avg+	60%	99%	100%	3,935
2,332 SFLA								Outbuilding Total	13,946

Accpt Land 50,720 **Accepted Bldg** 96,790 **Total** 147,510

Map/Lot: 34-23
Account: 2410 Card: 1 of 1 Location: 155 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1768		
Reference 1			
Reference 2			
Bldg Codes	17		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	11/30/1992
Sale Price	35,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 200	$/FF -REGULAR LOT	650.00	76,297	75%	Multi-Fact	57,223
Total Acres 0.38					Land Total	57,223

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	1,147 Sqft	Grade C 100	Base	109,471
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-2	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-746
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,683
Rooms	10	Extras	Generator1		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	Floor & Stairs			Attic	2,621
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,297
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2000	Typical	Typical	Good	Typical	114,604

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	80,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	399	C 100	17,222	Good	70%	100%	100%	12,055
Attic, Unfinished	1900	399	C 100	1,453	Good	70%	100%	100%	1,017
Attic , Finished	1900	399	C 100	5,083	Good	70%	100%	100%	3,558
Shed(s) wd. fr.	1972	252	D 100	2,028	Avg-	57%	100%	100%	1,156
2,319 SFLA						Outbuilding Total			17,786

Accpt Land	57,220	**Accepted Bldg**	98,010	**Total**	155,230

Name: DELBRIDGE, W KIM
DELBRIDGE, LINDA B
Map/Lot: 34-24
Account: 849 Card: 1 of 1 Location: 151 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1781
Reference 1	
Reference 2	SP = 87k in '18.
Bldg Codes	17
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	09/25/1992
Sale Price	50,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 136	$/FF -REGULAR LOT	650.00	50,030	100%		50,030
Total Acres 0.21				Land Total		50,030

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	999 Sqft	Grade C 121	Base	161,230
Exterior	Brick/Stone	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-943
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-786
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump(s)	Cooling	50% Heat pump	Heat	5,657
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	3	Plumbing	10,193
Attic	Floor & Stairs			Attic	2,892
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2000	Typical	Typical	Above Average	Typical	178,243

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	106,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1860	475	C 121	24,180	Avg+	60%	95%	100%	13,783
Porch(es) open wd. fr.	1860	72	C 121	2,311	Avg+	60%	100%	100%	1,387
Canopy, wd. fr.	1985	198	C 120	1,427	Avg+	60%	100%	100%	856
Bay Window(s) wd. fr.	1860	20	C 121	1,069	Avg+	60%	100%	100%	641
2,493 SFLA						Outbuilding Total			16,667

Accpt Land	50,030	**Accepted Bldg**	123,610	**Total**	173,640

Map/Lot: 34-25
Account: 1540 Card: 1 of 1 Location: 4 Third St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1775
Reference 1	
Reference 2	sp = 69k in '18
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/13/1990
Sale Price	37,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	95%	Unimproved	24,434
Total Acres 0.15					Land Total	24,434

Dwelling Description / **Replacement Cost New**

Conventional	One Story	738 Sqft	Grade C 108	Base	58,929
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,243
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-601
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Above Average	Typical	59,571

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	38,721

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Garage, wd. fr.	1945	738	C 108	15,213	Avg+	65%	100%	100%	9,888
738 SFLA						Outbuilding Total			9,888

Accpt Land 24,430 **Accepted Bldg** 48,610 **Total** 73,040

Name: JACKSON, J MICHAEL
JACKSON, CINDY
Map/Lot: 34-26
Account: 1467 Card: 1 of 1 Location: 10 Third St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1772
Reference 1	
Reference 2	87.4m10/06 see f5 re size
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	11/25/1992
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17					Land Total	27,381

Dwelling Description

Conventional	Two Story	540 Sqft	Grade C 119	**Replacement Cost New** Base	83,955
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,005
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,228
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-969
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1931	0	Typical	Typical	Above Average	Typical	87,219

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	52,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1931	180	C 119	15,995	Avg+	60%	95%	100%	9,117
Deck(s) wd. fr.	2007	140	C 119	1,667	Avg+	60%	100%	100%	1,000
Porch(es) encl. wd. fr.	2007	84	C 110	4,350	Avg.	89%	100%	100%	3,872
Deck(s) wd. fr.	2007	148	C 110	1,630	Avg.	89%	100%	100%	1,451
Hot Tub	2007	1	C 100	3,900	Avg.	89%	50%	100%	1,736
Shed(s) wd. fr.	2013	48	C 100	577	Avg.	92%	100%	100%	531
1,350 SFLA						Outbuilding Total			17,707

Accpt Land 27,380 **Accepted Bldg** 70,040 **Total** 97,420

Name: Martin, Michael
Martin, Gabrielle JT
Map/Lot: 34-27
Account: 2065 Card: 1 of 1 Location: 152 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Unknown-Unknown-
Street	Paved
0	1754
Reference 1	6-18 HS off at sale.
Reference 2	3 parcels in deed
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	06/29/2018
Sale Price	94,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	42,000.00	33,204	100%		33,204
0.20	ACRES-Secondary ac.	8,300.00	1,660	100%		1,660
Total Acres 0.45					Land Total	34,864

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	One & 1/2 Story	484 Sqft	Grade C 116	Base	68,871
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-365
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,172
Attic	None, no access/use			Attic	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	Good	Typical	70,678

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	49,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2003	80	C 100	801	Avg.	87%	100%	100%	697
Porch(es) open wd. fr.	1910	132	C 116	3,349	Avg+	60%	100%	100%	2,009
Canopy, wd. fr.	1910	198	C 116	1,378	Good	70%	100%	100%	965
Shed(s) wd. fr.	2006	96	D 120	926	Avg.	88%	100%	100%	815
726 SFLA						Outbuilding Total			4,486

Accpt Land 34,860 **Accepted Bldg** 53,960 **Total** 88,820

Map/Lot: 34-28
Account: 1518 Card: 1 of 1 Location: 158 FRANKLIN ST

Neighborhood 12 Neighborhood 12

Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1740

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 5 11 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	100%		32,533
0.10	ACRES-Secondary ac.	8,300.00	830	100%		830
Total Acres 0.34					Land Total	33,363

Dwelling Description / Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 116	Base	86,776
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,164
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,172
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,032
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Typical	Typical	Above Average	Typical	97,144

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	71,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1966	308	C 110	8,117	Avg+	74%	100%	100%	6,007
Deck(s) wd. fr.	2004	100	C 110	1,102	Avg.	87%	100%	100%	959
1,196 SFLA						Outbuilding Total			6,966

Accpt Land 33,360 **Accepted Bldg** 78,850 **Total** 112,210

Name: LOSURDO, ROBERT J
LOSURDO, CHERYL

Map/Lot: 34-29

Account: 1704 Card: 1 of 1 Location: 0 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-All Public-
Street	Paved
0	1728
Reference 1	
Reference 2	abutts owner apts on Main St.
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Base Lot (Fract.)	32,500.00	32,500	100%		32,500
0.04	ACRES-Secondary ac.	8,300.00	332	100%		332
Total Acres 0.44				Land Total		32,832

Accpt Land 32,830 **Accepted Bldg** 0 **Total** 32,830

Name: COUTURE, GERALD P (TRUSTEE)
GERALD P COUTURE REV TRUST
Map/Lot: 34-30
Account: 738 Card: 1 of 1
Location: 166 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1684

Sale Data

Sale Date	03/08/1996
Sale Price	84,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	

Reference 1	2018: Beauty Salon opened
Reference 2	2009 to trust
Bldg Codes	45
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	ACRES-Dev. Lot (Fract.)	42,000.00	40,937	100%		40,937
0.38	ACRES-Road Frontage	20,000.00	7,600	100%		7,600
Total Acres 0.76					Land Total	48,537

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	840 Sqft	Grade C 125	Base	125,085
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	569
Heating	100% Hot Water	Cooling	100% None	Heat	3,276
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	4,680
Attic	Floor & Stairs			Attic	2,678
FirePlaces	1			Fireplace	6,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2018	Typical	Typical	Good	Typical	142,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	101,379

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	126	C 125	9,131	Good	71%	100%	100%	6,483
Porch(es) open wd. fr.	1996	48	C 125	1,901	Avg.	83%	100%	100%	1,578
Porch(es) open wd. fr.	1996	176	C 125	4,501	Avg.	83%	100%	100%	3,736
1 Story, wd. fr.	1996	615	B 100	33,342	Avg.	83%	90%	100%	24,907
1 Story, wd. fr.	1996	49	B 100	6,001	Avg.	83%	90%	100%	4,483
Basement, Unfin.	1996	664	C 100	5,364	Avg.	83%	90%	100%	4,007
2,470 SFLA							Outbuilding Total		45,194

Accpt Land 48,540 **Accepted Bldg** 146,570 **Total** 195,110

Name: MITCHELL, GREGGORY D
MITCHELL, JANET J
Map/Lot: 34-32
Account: 1651 Card: 1 of 1 Location: 2 SILVER ST

Neighborhood 14	Neighborhood 14		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1707		
Reference 1			
Reference 2	Sub Lot #33		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Sale Data

Sale Date	04/22/2003
Sale Price	96,048
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	30,000.00	31,937	95%	Unimproved	30,341
Total Acres 0.17					Land Total	30,341

Dwelling Description

Conventional	Two Story	784 Sqft	Grade C 117	**Replacement Cost New**	
Exterior	Wood Siding	Masonry Trim	None	Base	101,976
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
				Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	Floor & Stairs			Attic	2,404
FirePlaces	1			Fireplace	6,084
Insulation	Capped only			Insulation	-1,383
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	0	Typical	Typical	Good	Typical	112,366

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	82,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	2001	192	C 100	6,266	Avg.	85%	100%	100%	5,326
Porch(es) open wd. fr.	1939	52	C 117	1,856	Avg.	51%	100%	100%	947
Garage, wd. fr.	1939			- - - - S O U N D	V A L U E - - - -				400
Deck(s) wd. fr.	2002	96	C 100	962	Avg.	86%	100%	100%	827
1,568 SFLA						Outbuilding Total			7,500

Accpt Land 30,340 **Accepted Bldg** 89,530 **Total** 119,870

Name: Hart, Lorie J

Map/Lot: 34-33

Account: 2358 Card: 1 of 1 Location: 4 SILVER ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1694
Reference 1	Sub Lot #34
Reference 2	HS off at sale
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	14

Sale Data

Sale Date	10/06/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	30,000.00	31,937	95%	Unimproved	30,341
Total Acres 0.17					Land Total	30,341

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 105	Base	82,122
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,215
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,966
Attic	Floor & Stairs			Attic	1,981
FirePlaces	1			Fireplace	5,460
Insulation	Capped only			Insulation	-1,070
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	92,674

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	65,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	88	C 105	4,243	Good	71%	100%	100%	3,013
Porch(es) open wd. fr.	1930	32	C 105	1,323	Good	71%	100%	100%	939
Garage, wd. fr.	1930			----SOUND VALUE----					400
Deck(s) wd. fr.	1999			----SOUND VALUE----					300
Porch(es) open wd. fr.	1930	20	C 105	1,118	Good	71%	100%	100%	794
1,352 SFLA							Outbuilding Total		5,446

Accpt Land	30,340	**Accepted Bldg**	71,250	**Total**	101,590

Name: O'Connell, Stephen E
O'Connell, Diane S
Map/Lot: 34-34
Account: 20 Card: 1 of 1 Location: 6 SILVER ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1673

Sale Data

Sale Date	06/17/2009
Sale Price	56,105
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Liquidation

Reference 1	-34-034		
Reference 2	Sub Lot #35		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	30,000.00	31,937	100%	Improvemen	31,937
Total Acres 0.17					Land Total	31,937

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 120	Base	95,769
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	BWetx Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,264
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	104,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	61,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1930	88	C 120	2,605	Avg+	60%	98%	100%	1,532
Porch(es) open wd. fr.	1930	20	C 120	1,279	Avg+	60%	98%	100%	752
Garage, wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				800
Porch(es) open wd. fr.	1930	32	C 120	1,513	Avg+	60%	98%	100%	890
1,352 SFLA							Outbuilding Total		3,974

Accpt Land	31,940	**Accepted Bldg**	65,290	**Total**	97,230

Name: Littlefield, Colleen (Fairweather)

Map/Lot: 34-35

Account: 1005 Card: 1 of 1 Location: 8 SILVER ST

Neighborhood 14	Neighborhood 14		
Zoning/Use	VILLAGE	Sale Date	01/18/1994
Topography	Level-slightly sloping-	Sale Price	55,000
Utilities	Public Water-Public Sewer-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	1665	Verified	Public Record
		Validity	Related Parties

Sale Data

Reference 1	Sub Lot #36 HS off at move, letter sent		
Reference 2	Rob't F. div elldc-fm-06-070 5/18/06		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	30,000.00	31,937	95%	Unimproved	30,341
Total Acres 0.17					Land Total	30,341

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 125	Base	108,949
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,058
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,340
Attic	Floor & Stairs			Attic	2,569
FirePlaces	1			Fireplace	6,500
Insulation	Mostly			Insulation	-510
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	Modern	Modern	Above Average	Typical	122,906

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	103%	100%	83,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1946	88	C 125	5,049	Avg+	66%	103%	100%	3,432
Porch(es) open wd. fr.	1946	52	C 125	1,981	Avg+	66%	103%	100%	1,346
Garage, wd. fr.	1946			- - - - S O U N D	V A L U E - - - -				800
Deck(s) wd. fr.	2019	96	C 115	1,105	Avg.	95%	100%	100%	1,050
1,568 SFLA							Outbuilding Total		6,628

Accpt Land	30,340	**Accepted Bldg**	90,180	**Total**	120,520

Map/Lot: 34-36
Account: 1557 Card: 1 of 1 Location: 12 SILVER ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1635
Reference 1	
Reference 2	Sub Lot #4
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 14

Sale Data

Sale Date	08/28/1998
Sale Price	45,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15				Land Total		30,000

Dwelling Description **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 122	Base	95,418
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,302
FirePlaces	1			Fireplace	6,344
Insulation	Capped only			Insulation	-1,244
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	102,820

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	61,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	88	C 122	4,930	Avg+	60%	100%	100%	2,958
Porch(es) open wd. fr.	1930	44	C 122	1,776	Avg+	60%	100%	100%	1,066
Garage, wd. fr.	1930	162	D 110	3,760	Avg.	50%	90%	100%	1,692
Shed(s) wd. fr.	2015	44	D 125	442	Avg.	93%	100%	100%	411
1,352 SFLA						Outbuilding Total			6,127

Accpt Land	30,000	**Accepted Bldg**	67,820	**Total**	97,820

Map/Lot: 34-37
Account: 2084 Card: 1 of 1 Location: 11 BAGLEY AVE

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1641
Reference 1	
Reference 2	Sub lot 3
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	14

Sale Data

Sale Date	08/02/2018
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15					Land Total	30,000

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	784 Sqft	Grade C 121	Base	105,462
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,265
Attic	Floor & Stairs			Attic	2,487
FirePlaces	1			Fireplace	6,292
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2014	Typical	Typical	Good	Typical	116,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	82,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1972	88	C 120	2,605	Avg+	77%	100%	100%	2,006
Garage, wd. fr.	1930	324	C 110	8,390	Avg.	50%	50%	100%	2,098
Deck(s) wd. fr.	2004	160	C 120	1,921	Avg.	87%	100%	100%	1,671
Shed(s) wd. fr.	2019	160	C 110	2,114	Avg.	95%	100%	100%	2,008
1,568 SFLA							Outbuilding Total		7,783

Accpt Land	30,000	**Accepted Bldg**	90,500	**Total**	120,500

Map/Lot: 34-38
Account: 1523 Card: 1 of 1 Location: 11 SILVER ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1625

Sale Data

Sale Date	04/11/2011
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	Sub Lot #5		
Reference 2	foreclosure req 3/21/11		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15					Land Total	30,000

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	784 Sqft	Grade C 117	Base	101,976
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	50% Heat pump	Heat	2,385
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,285
Attic	Floor & Stairs			Attic	2,404
FirePlaces	1			Fireplace	6,084
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	116,134

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	82,455

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	88	C 117	6,932	Good	71%	100%	100%	4,922
Porch(es) open wd. fr.	1930	20	C 117	1,248	Good	71%	100%	100%	886
Porch(es) open wd. fr.	1930			- - - - S O U N D V A L U E - - - -					300
1,656 SFLA							Outbuilding Total		6,108

Accpt Land	30,000	**Accepted Bldg**	88,560	**Total**	118,560

Name: GRAY, DORANCE D
GRAY, CAROLE
Map/Lot: 34-39
Account: 1192 Card: 1 of 1 Location: 7 SILVER ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1650

Sale Data

Sale Date	05/12/1998
Sale Price	75,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	SP = 112k + gar in '18.
Reference 2	Sub Lot #29
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	30,000.00	33,764	100%		33,764
Total Acres 0.19					Land Total	33,764

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 118	Base	94,173
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,489
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,226
FirePlaces	1			Fireplace	6,136
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	105,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	63,014

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Screen Porch	1930	88	C 110	2,618	Good	71%	100%	100%	1,859
Porch(es) open wd. fr.	1930	20	D 100	715	Avg+	60%	100%	100%	429
Garage, wd. fr.	2011	336	D 125	6,547	Avg.	91%	100%	100%	5,958
1,352 SFLA						Outbuilding Total			8,246

Accpt Land	33,760	**Accepted Bldg**	71,260	**Total**	105,020

Name: MEIER, WILLIAM W

Map/Lot: 34-40

Account: 2360 Card: 1 of 1 Location: 5 SILVER ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1668
Reference 1	
Reference 2	Sub Lot #30
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	14

Sale Data

Sale Date	04/26/2018
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	30,000.00	31,937	100%		31,937
Total Acres 0.17					Land Total	31,937

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	784 Sqft	Grade C 105	Base	91,517
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,568
Rooms	8	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	4,914
Attic	Floor & Stairs			Attic	2,158
FirePlaces	1			Fireplace	5,460
Insulation	Capped only			Insulation	-1,241
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1980	Typical	Typical	Above Average	Typical	105,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	63,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	88	C 105	6,222	Avg+	60%	95%	100%	3,546
Porch(es) encl. wd. fr.	1930	42	E 100	1,009	Avg+	60%	100%	100%	605
Porch(es) open wd. fr.	1930	20	C 100	1,066	Avg+	60%	100%	100%	640
Porch(es) open wd. fr.	1930	24	C 100	1,131	Avg+	60%	100%	100%	679
Garage, wd. fr.	1991	672	D 126	11,024	Avg.	80%	100%	100%	8,819
1,656 SFLA							Outbuilding Total		14,289

Accpt Land	31,940	**Accepted Bldg**	77,520	**Total**	109,460

Name: VANHORN, DOROTHY W (heirs of)
Van Horn, Charles, PR*
Map/Lot: 34-41
Account: 2633 Card: 1 of 1
Location: 3 SILVER ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1685

Sale Data

Sale Date	09/27/1995
Sale Price	53,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	

Reference 1	Sub Lot #31 - DV died 2/4/17
Reference 2	*Probate - B6719, p291
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	30,000.00	31,937	100%	Improvemen	31,937
Total Acres 0.17					Land Total	31,937

Dwelling Description

Conventional	Two Story	784 Sqft	Grade C 117	**Replacement Cost New**	
Exterior	Asbestos Shingle	Masonry Trim	None	Base	99,937
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	0
Heating	100% Floor/Wall	Cooling	0% None	Fin Bsmt	0
Rooms	6	Extras	Generator1	Heat	-3,100
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,190
Attic	Floor & Stairs			Attic	2,404
FirePlaces	1			Fireplace	6,084
Insulation	Capped only			Insulation	-1,383
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2010	Modern	Modern	Above Average	Typical	106,132

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	101%	100%	64,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	88	C 130	5,255	Avg+	60%	100%	100%	3,153
Porch(es) open wd. fr.	1930	24	C 110	1,243	Avg+	60%	101%	100%	753
Porch(es) open wd. fr.	1930	20	C 110	1,173	Avg+	60%	101%	100%	711
1,568 SFLA						Outbuilding Total			4,617

Accpt Land 31,940 **Accepted Bldg** 68,930 **Total** 100,870

Name: BAKER, ALAN
BAKER, APRIL
Map/Lot: 34-42
Account: 131 Card: 1 of 1 Location: 1 SILVER ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1696
Reference 1	
Reference 2	Sub Lot #32
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 14

Sale Data

Sale Date	02/01/1987
Sale Price	43,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	30,000.00	31,937	100%		31,937
Total Acres 0.17					Land Total	31,937

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 115	Base	91,779
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,153
Attic	Floor & Stairs			Attic	2,170
FirePlaces	1			Fireplace	5,980
Insulation	Capped only			Insulation	-1,172
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	100,910

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	60,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	88	C 115	4,646	Avg+	60%	100%	100%	2,788
Porch(es) open wd. fr.	1930			- - - - S O U N D V A L U E - - - -					450
1,352 SFLA							Outbuilding Total		3,238

Accpt Land 31,940 **Accepted Bldg** 63,780 **Total** 95,720

Map/Lot: 34-43
Account: 1251 Card: 1 of 1 Location: 2 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1691
Reference 1	HS off at private sale - f5
Reference 2	Sub Lot #25
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	14

Sale Data

Sale Date	09/12/2018
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	30,000.00	31,937	95%	Topography	30,341
Total Acres 0.17					Land Total	30,341

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 107	Base	91,395
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,003
Attic	Floor & Stairs			Attic	2,199
FirePlaces	1			Fireplace	5,564
Insulation	Capped only			Insulation	-1,265
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	99,896

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	99%	100%	49,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	88	C 110	4,446	Avg.	50%	100%	100%	2,223
Deck(s) wd. fr.	1996			- - - - S O U N D	V A L U E - - - -				1,200
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				300
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				400
Shed(s) wd. fr.	2002	120	C 90	1,297	Avg.	86%	100%	100%	1,115
Patio	2002	640	D 100	2,574	Avg.	86%	100%	100%	2,214
Shelter(s)	2018	150	D 100	894	Avg.	95%	100%	100%	849
1,568 SFLA							Outbuilding Total		8,301

Accpt Land	30,340	**Accepted Bldg**	57,750	**Total**	88,090

Map/Lot: 34-44
Account: 2230 Card: 1 of 1 Location: 11 Spofford Avenue

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1710
Reference 1	Subdiv lots 58 and 63 merged per owner
Reference 2	Rental home to LLC 01-2018
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Sale Data

Sale Date	01/11/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
0.15	ACRES-Road Frontage	20,000.00	3,000	100%		3,000
0.17	ACRES-Rear land: 1st 5ac.	5,000.00	850	100%		850
Total Acres 0.47					Land Total	33,850

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 120	Base	104,591
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	Floor & Stairs			Attic	2,466
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	2016	Typical	Typical	Good	Typical	109,303

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	83,070

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1948	96	C 120	2,761	Good	76%	100%	100%	2,098
Porch(es) open wd. fr.	1948	24	C 120	1,357	Good	76%	100%	100%	1,031
Garage, wd. fr.	1948			- - - - S O U N D	V A L U E - - - -				1,200
Porch(es) open wd. fr.	1948	24	C 120	1,357	Good	76%	100%	100%	1,031
1,568 SFLA							Outbuilding Total		5,360

Accpt Land	33,850	**Accepted Bldg**	88,430	**Total**	122,280

Name: BUCKSPORT, TOWN (Reg. Ginn)
YOUTH LEAGUE FIELD
Map/Lot: 34-46
Account: 423 Card: 1 of 1
Location: 0 Spofford Avenue

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Electricity at lot-
Street	Paved
0	1654
Reference 1	
Reference 2	Includes Subdiv Lot #65
Bldg Codes	89
X Coordinate	0 Y Coordinate 0
Exemption(s)	6 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	ACRES-Base Lot	54,200.00	162,600	100%		162,600
1.00	ACRES-Secondary ac.	8,300.00	8,300	100%		8,300
4.50	ACRES-Rear land: 1st 5ac.	5,000.00	22,500	100%		22,500
0.33	ACRES-Dev. Lot (Fract.)	42,000.00	38,148	100%		38,148
Total Acres 8.83				Land Total		231,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2013	80	C 100	962	Avg.	92%	100%	100%	885
						Outbuilding Total			885

Accpt Land 231,550 **Accepted Bldg** 890 **Total** 232,440

Map/Lot: 34-47
Account: 64 Card: 1 of 1 Location: 157 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1726
Reference 1	19: Owner moving. f5
Reference 2	Jerilou (Ames) Hamlin is vet
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	06/30/1972
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	100%		42,000
0.25	ACRES-Road Frontage	20,000.00	5,000	80%	Topography	4,000
Total Acres 0.65					Land Total	46,000

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	1,026 Sqft	Grade C 120	Base	80,752
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,919
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	Above Average	Typical	83,671

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	57,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1955	288	C 120	9,984	Avg+	69%	100%	100%	6,889
Deck(s) wd. fr.	1989	150	C 100	1,503	Avg.	79%	100%	100%	1,187
1,026 SFLA						Outbuilding Total			8,076

Accpt Land	46,000	**Accepted Bldg**	65,810	**Total**	111,810

Map/Lot: 34-48
Account: 312 Card: 1 of 1 Location: 153 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1749
Reference 1	
Reference 2	SP = 138k in '18
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	5 11 0 Land Schedule 12

Sale Data

Sale Date	02/23/1987
Sale Price	65,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	ACRES-Dev. Lot (Fract.)	42,000.00	43,037	100%		43,037
Total Acres 0.42				Land Total		43,037

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,467 Sqft	Grade C 121	Base	105,010
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,769
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	0	Typical	Typical	Above Average	Typical	107,779

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	67,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1939	120	C 121	5,720	Avg+	63%	100%	100%	3,604
Porch(es) open wd. fr.	1939	24	C 121	1,368	Avg+	63%	100%	100%	862
Deck(s) wd. fr.	1980	72	C 110	793	Avg.	74%	100%	100%	587
Garage, wd. fr.	1939	308	C 110	8,117	Avg+	63%	100%	100%	5,114
1,467 SFLA						Outbuilding Total			10,167

Accpt Land 43,040 **Accepted Bldg** 78,070 **Total** 121,110

Name: Hamburger, Louis G
HAMBURGER, CATHY-WYN
Map/Lot: 34-49
Account: 685 Card: 1 of 1
Location: 149 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1763
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 12

Sale Data

Sale Date	02/22/2002
Sale Price	112,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	42,000.00	36,373	100%		36,373
Total Acres 0.30					Land Total	36,373

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	One Story	875 Sqft	Grade C 120	Base	72,743
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-682
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	Full finished			Attic	13,377
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1999	Typical	Typical	Excellent	Typical	88,808

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	99%	100%	74,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	315	C 120	17,007	Exc.	85%	99%	100%	14,311
Basement, Unfin.	1860	315	C 100	2,831	Avg.	50%	100%	100%	1,416
Porch(es) open wd. fr.	1860	24	C 100	1,131	Avg.	50%	100%	100%	566
Barn, 1s wd. fr.	1860	500	C 100	11,960	Avg.	50%	85%	100%	5,083
Shed(s) wd. fr.	1860	56	C 100	673	Avg.	50%	90%	100%	302
Shed(s) wd. fr.	1860	216	C 100	2,595	Avg.	50%	90%	100%	1,168
Patio	2010	160	D 100	645	Avg.	91%	100%	100%	587
Attic , Finished	1860	315	C 117	4,696	Avg.	50%	100%	100%	2,348
1,348 SFLA							Outbuilding Total		25,781

Accpt Land 36,370 **Accepted Bldg** 100,510 **Total** 136,880

Map/Lot: 34-50
Account: 1741 Card: 1 of 1 Location: 145 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1776
Reference 1	HS off at sale
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	05/08/2018
Sale Price	138,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	ACRES-Dev. Lot (Fract.)	42,000.00	38,148	100%		38,148
0.10	ACRES-Secondary ac.	8,300.00	830	100%		830
Total Acres 0.43					Land Total	38,978

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	850 Sqft	Grade C 100	Base	100,817
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Various Roofing	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-663
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	4,862
Rooms	11	Extras	Generator1		
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	9,360
Attic	3/4 Finished			Attic	8,133
FirePlaces	1			Fireplace	5,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1827	2013	Modern	Typical	Above Average	Typical	127,157

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Superadequate	None	60%	76%	100%	57,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1827	320	C 100	25,119	Avg+	60%	80%	100%	12,057
2 Story, wd. fr.	1827	375	C 100	28,616	Avg+	60%	80%	100%	13,736
1 Story, wd. fr.	1984	500	C 100	20,891	Avg.	76%	90%	100%	14,289
Basement, Unfin.	1827	375	C 100	3,266	Avg.	50%	90%	100%	1,470
Porch(es) encl. wd. fr.	1990	195	C 100	6,331	Avg.	79%	100%	100%	5,001
Porch(es) open wd. fr.	1995	185	C 90	3,372	Avg.	82%	100%	100%	2,765
Porch(es) open wd. fr.	1995	96	C 90	2,070	Avg.	82%	100%	100%	1,697
1.5S Garage, wd. fr.	1827	480	D 126	9,578	Fair	30%	80%	100%	2,298
3,590 SFLA							Outbuilding Total		53,313

Accpt Land	38,980	**Accepted Bldg**	111,300	**Total**	150,280

Map/Lot: 34-51
Account: 1564 Card: 1 of 1 Location: 139 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1790
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	10/31/2016
Sale Price	107,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	42,000.00	42,000	95%	Topography	39,900
0.14	ACRES-Secondary ac.	8,300.00	1,162	100%		1,162
Total Acres 0.54					Land Total	41,062

Dwelling Description

Cape Cod/Salt Box	One Story	1,386 Sqft	Grade C 107	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	89,030
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
				Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	487
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,204
FirePlaces	1			Fireplace	5,564
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	Typical	Typical	Above Average	Typical	98,285

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	66,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1952	104	C 107	6,963	Avg+	68%	100%	100%	4,735
Basement, Unfin.	1952	104	C 107	1,391	Avg.	58%	100%	100%	807
Shed(s) wd. fr.	1952	120	C 107	1,542	Avg+	68%	100%	100%	1,049
1,490 SFLA						Outbuilding Total			6,591

Accpt Land 41,060 **Accepted Bldg** 73,430 **Total** 114,490

Name: Lemieux, Donna

Map/Lot: 34-52

Account: 63 Card: 1 of 1 Location: 135 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1811
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	12/13/2017
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	42,000.00	39,845	85%	Topography	33,868
Total Acres 0.36					Land Total	33,868

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	720 Sqft	Grade C 110	Base	91,083
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	A little too close			St. Setback	-1,956
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-618
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only	SFLA	1,440	Insulation	-1,194
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2018	Typical	Typical	Above Average	Typical	89,889

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	60%	79%	100%	42,607

Accpt Land	33,870	**Accepted Bldg**	42,610	**Total**	76,480

Name: KNOXVIEW APARTMENTS, LLC
ATTN: TODD HANSON
Map/Lot: 34-53
Account: 404 Card: 1 of 1
Location: 44 Middle St + Seminary Rd

Neighborhood 17 Neighborhood 17

Zoning/Use	VILLAGE
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1737

Sale Data

Sale Date	12/05/2007
Sale Price	1,600,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Liquidation

Reference 1	toddhanson135stonedrNorthport04849NU f5
Reference 2	AKA BUCKSPORT APTS; 54 units total- f5
Bldg Codes	5
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
400 X 700	$/FF -REGULAR LOT	650.00	687,895	45%	Size/Shape	309,553
1.00	ACRES-Road Frontage	13,000.00	13,000	90%	Size/Shape	11,700
4.83	ACRES-Rear land: 1st 5ac.	2,300.00	11,109	95%	Prog/Restr	10,554
Total Acres 12.26					Land Total	331,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Apartment Bldg(s)	1978			- - - - S O U N D V A L U E - - - -					933,227
Apartment Bldg(s)	1978			- - - - S O U N D V A L U E - - - -					374,888
Heat Pump(s)	2016	16	D 100	27,872	Avg.	94%	100%	100%	26,200
								Outbuilding Total	1,334,315

Accpt Land	331,810	**Accepted Bldg**	1,334,320	**Total**	1,666,130

Name: Rowley, Scott E.
ROWLEY, PATRICIA L
Map/Lot: 34-54
Account: 1093 Card: 1 of 1
Location: 7 Third St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1788
Reference 1	HS off at sale
Reference 2	Fabric shop added ino barn 2019
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	12

Sale Data

Sale Date	10/11/2018
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	42,000.00	38,722	105%	Improvemen	40,658
0.24	ACRES-Road Frontage	20,000.00	4,800	100%		4,800
Total Acres 0.58					Land Total	45,458

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	660 Sqft	Grade C 127	Base	99,973
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-545
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,377
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
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	101,805

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	71,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1925	208	C 127	13,062	Good	70%	100%	100%	9,143
Basement, Unfin.	1925	208	C 100	2,054	Avg.	50%	100%	100%	1,027
Porch(es) open wd. fr.	1925	160	C 110	3,676	Avg+	60%	100%	100%	2,206
Barn, 1.5s wd. fr.	1925	480	C 110	13,853	Good	70%	100%	100%	9,697
Deck(s) wd. fr.	2010	200	C 110	2,202	Avg.	91%	100%	100%	2,004
Porch Roof	1999	6	C 100	185	Avg.	84%	100%	100%	155
1.5 Story, wd. fr.	2018	300	B 100	26,283	Avg.	95%	78%	100%	19,476
1,978 SFLA							Outbuilding Total		43,708

Accpt Land	45,460	**Accepted Bldg**	114,970	**Total**	160,430

Map/Lot: 34-55
Account: 2651 Card: 1 of 1 Location: 147 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1798
Reference 1	
Reference 2	"Cancer Support Center"
Bldg Codes	44
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 111	$/FF -REGULAR LOT	650.00	44,513	77%	Topography	34,275
Total Acres 0.17					Land Total	34,275

Dwelling Description / Replacement Cost New

Colonial/Traditional	Two Story	720 Sqft	Grade C 100	Base	91,083
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,246
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	Floor & Stairs			Attic	1,955
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,086
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	95,602

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	57,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	36	C 100	4,038	Avg+	60%	95%	100%	2,302
Porch(es) encl. wd. fr.	1880	35	C 100	2,907	Avg+	60%	100%	100%	1,744
Bay Window(s) wd. fr.	1880	21	C 100	928	Avg+	60%	100%	100%	557
1 Story, wd. fr.	1880	300	C 100	13,627	Avg+	60%	95%	100%	7,767
Attic, Unfinished	1880	300	C 100	1,300	Avg+	60%	100%	100%	780
Porch(es) open wd. fr.	1880	120	C 100	2,691	Avg+	60%	100%	100%	1,615
2S Shed, wd. fr.	1880	240	C 100	4,212	Avg+	60%	95%	100%	2,401
1,797 SFLA							Outbuilding Total		17,166

Accpt Land 34,280 **Accepted Bldg** 74,530 **Total** 108,810

Name: LACHER, ANDREW W
LACHER, KIMBERLY A JT
Map/Lot: 34-56
Account: 1545 Card: 1 of 1
Location: 145 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1795
Reference 1	'89 sold for 90k = 173k in '18
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 17

Sale Data

Sale Date	10/29/2003
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	ACRES-Dev. Lot (Fract.)	42,000.00	43,037	100%		43,037
Total Acres 0.42				Land Total		43,037

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	950 Sqft	Grade C 113	Base	111,258
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-837
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-698
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,058
Attic	Floor & Stairs			Attic	2,615
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,619
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	111,777

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	66,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	166	C 113	9,898	Avg+	60%	99%	100%	5,880
Porch(es) encl. wd. fr.	1880	152	C 113	6,115	Avg+	60%	99%	100%	3,632
1.5 Story, wd. fr.	1880	168	C 113	14,477	Avg+	60%	99%	100%	8,599
Shed, 1.5s wd. fr.	1880	462	C 113	7,657	Avg+	60%	99%	100%	4,548
Barn, 1s wd. fr.	1880	864	C 113	21,000	Avg+	60%	99%	100%	12,474
Canopy, wd. fr.	1880	56	C 113	380	Avg+	60%	100%	100%	228
Shed(s) wd. fr.	1880	210	C 113	2,850	Avg+	60%	99%	100%	1,693
Bay Window(s) wd. fr.	1880	30	C 113	1,498	Avg+	60%	99%	100%	890
Deck(s) wd. fr.	1999	96	C 100	962	Avg.	84%	100%	100%	808
Patio	1990	400	D 100	1,609	Avg-	70%	100%	100%	1,126
2,348 SFLA						Outbuilding Total			39,878

Accpt Land 43,040 **Accepted Bldg** 106,270 **Total** 149,310

Name: METTHE, DONALD J
METTHE, CAROL A
Map/Lot: 34-57
Account: 2507 Card: 1 of 1 Location: 143 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1815
Reference 1	
Reference 2	7x12 op
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 17

Sale Data

Sale Date	11/18/2002
Sale Price	98,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Dev. Lot (Fract.)	42,000.00	39,287	105%	Improvemen	41,252
Total Acres 0.35					Land Total	41,252

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	875 Sqft	Grade C 100	Base	93,353
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator1		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	Floor & Stairs			Attic	2,197
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,319
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1990	Modern	Modern	Good	Typical	96,470

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	101%	100%	68,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1890	288	C 100	13,190	Good	70%	101%	100%	9,325
1 Story, wd. fr.	1991	132	C 100	7,524	Avg.	80%	100%	100%	6,019
Barn, 1s wd. fr.	1890	483	C 100	11,651	Avg.	50%	100%	100%	5,826
Canopy, wd. fr.	1890	276	C 135	2,239	Avg.	50%	100%	100%	1,120
Porch(es) open wd. fr.	2004	84	C 100	2,106	Avg.	87%	100%	100%	1,832
2,170 SFLA							Outbuilding Total		24,122

Accpt Land 41,250 **Accepted Bldg** 92,330 **Total** 133,580

Name: Sanborn, Christopher

Map/Lot: 34-58

Account: 2736 Card: 1 of 1 Location: 139 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1831
Reference 1	
Reference 2	was #475 Main St.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Sale Data

Sale Date	05/09/2018
Sale Price	73,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	42,000.00	27,381	100%		27,381
Total Acres 0.17				Land Total		27,381

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	816 Sqft	Grade C 100	Base	58,011
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-530
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	10,396
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-615
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1950	Old style	Typical	Above Average	Typical	67,262

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	39,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1970	504	D 130	9,090	Avg+	76%	100%	100%	6,908
Porch Roof	1830	12	C 100	239	Avg+	60%	98%	100%	140
816 SFLA						Outbuilding Total			7,048

Accpt Land	27,380	**Accepted Bldg**	46,600	**Total**	73,980

Map/Lot: 34-59
Account: 1804 Card: 1 of 1 Location: 0 SECOND ST

Neighborhood 12	Neighborhood 12		
Zoning/Use	DOWNTOWN		
Topography	Gently sloping-rolling-		
Utilities	Electricity at lot-All Public-		
Street	Paved		
0	1830		
Reference 1	9/17: settled in probate		
Reference 2	see 34-60.		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Sale Data

Sale Date	08/24/2017
Sale Price	0
Sale Type	Land only
Financing	Private Finance
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	ACRES-Base Lot (Fract.)	32,500.00	11,490	100%		11,490
Total Acres 0.05				Land Total		11,490

Accpt Land 11,490 **Accepted Bldg** 0 **Total** 11,490

Name: MCCALLISTER, ARCHIE (heirs of)
MCCALLISTER, LORRAINE (heirs of)
Map/Lot: 34-60
Account: 1805 Card: 1 of 1 Location: 8 Second St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1824
Reference 1	Both owners died in 2016
Reference 2	9/17: Family properties in probate
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	ACRES-Dev. Lot (Fract.)	42,000.00	22,025	98%	Unimproved	21,584
Total Acres 0.11					Land Total	21,584

Dwelling Description / Replacement Cost New

Conventional	One & 1/2 Story	588 Sqft	Grade C 100	Base	65,669
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-459
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-382
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Electrical	Cooling	0% None	Heat	-2,179
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-665
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	Typical	Typical	Above Average	Typical	61,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	36,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1875	70	C 100	5,273	Avg+	60%	99%	100%	3,132
Porch(es) open wd. fr.	1875	204	C 110	4,462	Fair	30%	90%	100%	1,205
Shed(s) wd. fr.	1875	144	C 100	1,729	Avg+	60%	99%	100%	1,027
952 SFLA						Outbuilding Total			5,364

Accpt Land 21,580 **Accepted Bldg** 42,180 **Total** 63,760

Name: BEESON, COLIN A
BEESON, POLLY E
Map/Lot: 34-61
Account: 184 Card: 1 of 1 Location: 136 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1810
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	42,000.00	32,533	100%		32,533
0.24	ACRES-Secondary ac.	8,300.00	1,992	100%		1,992
Total Acres 0.48					Land Total	34,525

Dwelling Description / Replacement Cost New

Conventional	One Story	875 Sqft	Grade C 100	Base	60,619
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	Full finished			Attic	11,148
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Above Average	Typical	72,410

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	43,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	285	C 100	13,081	Avg+	60%	95%	100%	7,457
Basement, Unfin.	1860	285	C 100	2,613	Avg+	60%	95%	100%	1,490
Attic, Unfinished	1860	285	C 100	1,277	Avg+	60%	95%	100%	728
1 Story, wd. fr.	1989	230	C 100	11,084	Avg.	79%	95%	100%	8,318
Attic , Finished	1989	230	C 100	2,930	Avg.	79%	95%	100%	2,199
Porch(es) open wd. fr.	1860	84	C 100	2,106	Avg+	60%	100%	100%	1,264
1.75S Garage	1989	528	C 110	13,842	Avg.	79%	95%	100%	10,388
Deck(s) wd. fr.	2015	384	C 110	4,228	Avg.	93%	100%	100%	3,932
Shed(s) wd. fr.	1860			----SOUND VALUE----					500
1,505 SFLA							Outbuilding Total		36,276

Accpt Land 34,530 **Accepted Bldg** 79,720 **Total** 114,250

Name: Baillargeon, Gordon P
Baillargeon, Leigh E
Map/Lot: 34-62
Account: 1555 Card: 1 of 1 Location: 13 Second St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved

Sale Data

Sale Date	11/06/2012
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	sold - see email 12/6/12		
Reference 2	10/7/10 159,900		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	42,000.00	25,720	100%		25,720
Total Acres 0.15					Land Total	25,720

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	638 Sqft	Grade C 120	Base	82,436
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-597
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,792
Rooms	8	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	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	2007	Typical	Typical	Good	Typical	86,503

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	60,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	2007	280	C 110	24,833	Avg.	89%	95%	100%	20,996
Basement, Unfin.	2007	280	C 110	2,834	Avg.	89%	100%	100%	2,522
1 Story, wd. fr.	2007	91	C 110	6,638	Avg.	89%	95%	100%	5,613
Porch(es) encl. wd. fr.	2007	49	C 110	3,528	Avg.	89%	100%	100%	3,140
Barn, 2s wd. fr.	2007	437	C 100	12,176	Avg.	89%	75%	100%	8,128
Deck(s) wd. fr.	2007	48	C 110	528	Avg.	89%	100%	100%	470
1,608 SFLA						Outbuilding Total			40,869

Accpt Land	25,720	**Accepted Bldg**	101,420	**Total**	127,140

Name: WESCOTT, SHARON
WANGELINE, MARTHA J
Map/Lot: 34-63
Account: 2742 Card: 1 of 1 Location: 11 Second St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1837
Reference 1	Sharon lives there. Martha out of state.
Reference 2	Long time in fam. no SP
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	42,000.00	28,947	100%		28,947
Total Acres 0.19					Land Total	28,947

Dwelling Description / Replacement Cost New

Colonial/Traditional	One & 1/2 Story	792 Sqft	Grade C 100	Base	78,022
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-618
Foundation	Brick/Stone Walls	Basement	Damp Bm CrawlSp	Basement	-3,789
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-896
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Typical	Typical	Above Average	Typical	72,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	43,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1810	320	C 100	14,352	Avg+	60%	95%	100%	8,180
Basement, Unfin.	1810	320	C 100	2,868	Avg+	60%	95%	100%	1,635
Porch(es) encl. wd. fr.	1810	21	C 100	2,608	Avg+	60%	99%	100%	1,549
Barn, 2s wd. fr.	1810	360	C 100	10,535	Avg-	40%	95%	100%	4,003
Bay Window(s) wd. fr.	1810	12	C 100	530	Avg+	60%	99%	100%	315
1,520 SFLA							Outbuilding Total		15,682

Accpt Land 28,950 **Accepted Bldg** 58,880 **Total** 87,830

Name: 7 Second Street Bucksport, LLC
*

Map/Lot: 34-64
Account: 989 Card: 1 of 1 Location: 7 Second St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1843

Sale Data

Sale Date	12/07/2016
Sale Price	143,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	*John Russell III also Buck Subway owner
Reference 2	2/13 ask 169.9k
Bldg Codes	4
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	42,000.00	31,848	98%	Unimproved	31,211
Total Acres 0.23					Land Total	31,211

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	588 Sqft	Grade C 100	Base	93,749
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-382
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,835
Rooms	0	Extras	Generator1		
Bedrooms	8	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	11,232
Attic	Floor & Stairs			Attic	1,749
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	107,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	64,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1880	375	C 100	23,712	Avg+	60%	95%	100%	13,516
Deck(s) wd. fr.	1880	125	C 100	1,251	Avg+	60%	100%	100%	751
2 Story, wd. fr.	1880	1008	C 100	68,856	Avg+	60%	95%	100%	39,248
3,754 SFLA						Outbuilding Total			53,515

Accpt Land 31,210 **Accepted Bldg** 117,890 **Total** 149,100

Map/Lot: 34-65
Account: 2595 Card: 1 of 1 Location: 127 MAIN ST

Neighborhood 17 Neighborhood 17

Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1860

Sale Data

Sale Date	04/04/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	Related Parties

Reference 1	Tozier's Market -34-67A		
Reference 2	f5		
Bldg Codes	23		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
089 X 077	$/FF -REGULAR LOT	650.00	50,763	82%	Multi-Fact	41,626
Total Acres 0.16					Land Total	41,626

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1995	144	C 100	1,729	Avg.	82%	100%	100%	1,418
Retail Building (low	1980	2730	C 100	119,956	Avg.	70%	100%	100%	83,969
								Outbuilding Total	85,387

Accpt Land 41,630 **Accepted Bldg** 85,390 **Total** 127,020

Map/Lot: 34-66
Account: 1037 Card: 1 of 1 Location: 133 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1852
Reference 1	fka Fortin & Jewett
Reference 2	
Bldg Codes	17
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Sale Data

Sale Date	09/11/2013
Sale Price	211,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 X 135	$/FF -REGULAR LOT	650.00	80,810	100%		80,810
0.04	ACRES-Rear land: 1st 5ac.	2,300.00	92	100%		92
Total Acres 0.37				Land Total		80,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5S Garage, wd. fr.	1989	768	C 110	18,083	Avg+	84%	90%	100%	13,671
Off. Bldg, Wd. Fr.	1960	1232	C 118	152,628	Good	77%	100%	100%	117,524
						Outbuilding Total			131,195

Accpt Land	80,900	**Accepted Bldg**	131,200	**Total**	212,100

Map/Lot: 34-67
Account: 2594 Card: 1 of 1 Location: 3 SECOND ST

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1860

Sale Data

Sale Date	07/30/2007
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	Dana K. Tozier, 80, died Sept. 24, 2011
Reference 2	empty=to be razed???
Bldg Codes	4
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	42,000.00	35,762	75%	Multi-Fact	26,821
Total Acres 0.29					Land Total	26,821

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,386 Sqft	Grade D 100	Base	109,031
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,277
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	9,407
Attic	Floor & Stairs			Attic	2,006
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,400
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1750	0	Typical	Typical	Fair	Typical	112,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	30%	74%	100%	24,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Shed, wd. fr.	1750	536	D 100	6,302	Fair	30%	50%	100%	946
2 Story, wd. fr.	1750	192	D 100	11,378	Fair	30%	74%	100%	2,526
2 Story, wd. fr.	1750	572	D 100	27,563	Fair	30%	74%	100%	6,119
1 Story, wd. fr.	1750	105	D 100	4,384	Fair	30%	50%	100%	658
Deck(s) wd. fr.	1750	105	D 100	705	Fair	30%	74%	100%	156
Porch(es) open wd. fr.	1750	98	D 100	1,565	Fair	30%	74%	100%	347
Shed(s) wd. fr.	1750	120	D 100	965	Fair	30%	75%	100%	217
4,405 SFLA						Outbuilding Total			10,969

Accpt Land 26,820 **Accepted Bldg** 35,870 **Total** 62,690

Name: WARREN, BAYARD K
WARREN, SUSAN H
Map/Lot: 34-68
Account: 939 Card: 1 of 1 Location: 125 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1880
Reference 1	
Reference 2	Former barber shop location
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Sale Data

Sale Date	06/02/2003
Sale Price	58,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	ACRES-Dev. Lot (Fract.)	42,000.00	23,944	90%	Topography	21,549
Total Acres 0.13					Land Total	21,549

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	616 Sqft	Grade D 100	Base	35,514
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	BWetx 3/4 Bsmnt	Basement	-676
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,508
Attic	Full finished			Attic	5,258
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-311
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Inadeq.	42,293

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Multiple Factors	None	60%	87%	100%	22,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story, wd. fr.	1995	456	C 95	29,333	Avg.	82%	100%	100%	24,053
Porch(es) encl. wd. fr.	1880	132	D 95	3,172	Avg.	50%	100%	100%	1,586
Shed, Masonry	1995	95	D 90	679	Avg.	82%	100%	100%	557
Porch(es) open wd. fr.	1995	72	C 90	1,721	Avg.	82%	100%	100%	1,411
Porch(es) open wd. fr.	1880	12	D 90	564	Avg.	50%	100%	100%	282
1,414 SFLA						Outbuilding Total			27,889

Accpt Land	21,550	**Accepted Bldg**	49,970	**Total**	71,520

Map/Lot: 34-69
Account: 936 Card: 1 of 1 Location: 123 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1887
Reference 1	09-07
Reference 2	shear elegance/woodstove bus/union office
Bldg Codes	44
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 104	$/FF -REGULAR LOT	650.00	39,772	100%		39,772
Total Acres 0.14					Land Total	39,772

Dwelling Description / Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 100	Base	94,277
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-4	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,856
Heating	100% Electrical	Cooling	100% None	Heat	-1,872
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	5,616
Attic	None, no access/use			Attic	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	109,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	83,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1985	40	C 100	1,768	Avg.	76%	100%	100%	1,344
Porch(es) open wd. fr.	2004	40	D 100	931	Avg.	87%	100%	100%	810
1,240 SFLA							Outbuilding Total		2,154

Accpt Land	39,770	**Accepted Bldg**	85,660	**Total**	125,430

Map/Lot: 34-70
Account: 2304 Card: 1 of 1 Location: 8 First St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1876
Reference 1	
Reference 2	14: Estate sale
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Sale Data

Sale Date	09/03/2014
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Dev. Lot (Fract.)	42,000.00	30,432	95%	Unimproved	28,910
Total Acres 0.21					Land Total	28,910

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	800 Sqft	Grade C 92	Base	81,188
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-574
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-2,909
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	9,377
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,110
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Old style	Typical	Average	Typical	85,972

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	97%	100%	41,696

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	160	C 90	7,688	Avg-	40%	95%	100%	2,921
Basement, Unfin.	1860	160	D 90	1,030	Avg-	40%	95%	100%	391
Porch(es) open wd. fr.	1860	189	C 90	3,432	Fair	30%	95%	100%	978
Shed(s) wd. fr.	1860	400	C 90	4,324	Avg-	40%	95%	100%	1,644
1,760 SFLA						Outbuilding Total			5,934

Accpt Land	28,910	**Accepted Bldg**	47,630	**Total**	76,540

Name: DAVIS, RICHARD D
DAVIS, DORA G JT
Map/Lot: 34-71
Account: 639 Card: 1 of 1 Location: 12 First St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1872
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	09/04/2007
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	42,000.00	24,848	97%	Unimproved	24,102
Total Acres 0.14					Land Total	24,102

Dwelling Description

Cape Cod/Salt Box	One & 1/2 Story	660 Sqft	Grade C 113	Base	79,133
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-582
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-2,947
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,115
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-843
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1853	0	Typical	Typical	Above Average	Typical	76,876

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	45,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1853	324	C 100	14,498	Avg-	40%	95%	100%	5,509
1 Story, wd. fr.	1853	24	C 100	3,601	Avg-	40%	90%	100%	1,296
Shed(s) wd. fr.	1853	252	C 100	3,026	Avg-	40%	100%	100%	1,210
1,338 SFLA						Outbuilding Total			8,015

Accpt Land 24,100 **Accepted Bldg** 53,680 **Total** 77,780

Map/Lot: 34-72
Account: 2182 Card: 1 of 1 Location: 14 First St

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1862
Reference 1	= federally recognized public charity
Reference 2	
Bldg Codes	72
X Coordinate	0 Y Coordinate 0
Exemption(s)	10 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	42,000.00	38,722	100%		38,722
Total Acres 0.34				Land Total		38,722

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Assembly Bldg, wd. fr.	1800	2170	D 100	112,837	Avg+	60%	100%	100%	67,702
1 Story, wd. fr.	0	434	D 100	12,392	D gr	60%	95%	100%	7,063
1 Story, wd. fr.	0	81	D 100	3,801	D gr	60%	95%	100%	2,167
2S Porch, Encl. wd. fr.	0	90	D 100	3,284	D gr	60%	95%	100%	1,871
Deck(s) wd. fr.	0	45	D 100	302	D gr	60%	95%	100%	172
515 SFLA						Outbuilding Total			78,975

Accpt Land 38,720 **Accepted Bldg** 78,980 **Total** 117,700

Name: Demaree, Julia H
Hair, Tracey J
Map/Lot: 34-73
Account: 1398 Card: 1 of 1 Location: 126 FRANKLIN ST

Neighborhood 12	Neighborhood 12
Zoning/Use	DOWNTOWN
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1855
Reference 1	see f5
Reference 2	17: TH added as owner.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 12

Sale Data

Sale Date	04/01/2015
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	ACRES-Dev. Lot (Fract.)	42,000.00	16,267	100%	Multi-Fact	16,267
Total Acres 0.06					Land Total	16,267

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	384 Sqft	Grade C 100	Base	53,316
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-300
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-250
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	899
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	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	56,473

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	98%	100%	38,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1890	210	C 110	19,939	Avg+	60%	90%	100%	10,767
Patio	2007	120	C 100	720	Avg.	89%	100%	100%	641
Porch Roof	1999	6	D 100	125	Avg.	84%	100%	100%	105
Shed(s) wd. fr.	1999	15	D 90	109	Avg.	84%	100%	100%	92
996 SFLA						Outbuilding Total			11,605

Accpt Land	16,270	**Accepted Bldg**	50,350	**Total**	66,620

Map/Lot: 34-74
Account: 612 Card: 1 of 1 Location: 119 MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Gently sloping-rolling-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1918

Sale Data

Sale Date	01/05/2016
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other

Reference 1	-34-077		
Reference 2	Distressed sale? Some cond issues repaired		
Bldg Codes	45		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
052 X 102	$/FF -REGULAR LOT	650.00	34,136	90%	Topography	30,723
Total Acres 0.12					Land Total	30,723

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,600 Sqft	Grade C 100	Base	181,232
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-2	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-5,283
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	4,160
Rooms	0	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,616
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	3,200	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2017	Typical	Typical	Above Average	Typical	185,725

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	80%	100%	89,148

Accpt Land 30,720 **Accepted Bldg** 89,150 **Total** 119,870

Map/Lot: 34-75
Account: 2955 Card: 1 of 1 Location: 120-at MAIN ST

Neighborhood 17	Neighborhood 17
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND
Topography	Level-slightly sloping-Severely Sloping-
Utilities	All Public-
Street	Paved
0	1864

Sale Data

Sale Date	05/01/2017
Sale Price	24,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-34-03A		
Reference 2	17: Sold with 34-75		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
214 X 039	$/FF -REGULAR LOT	650.00	86,868	25%	Topography	21,717
Total Acres 0.19					Land Total	21,717

Accpt Land	21,720	**Accepted Bldg**	0	**Total**	21,720

Map/Lot: 34-76
Account: 1481 Card: 1 of 1 Location: 121 MAIN ST

Neighborhood 17	Neighborhood 17		
Zoning/Use	DOWNTOWN DOWNTOWN S'LAND		
Topography	Gently sloping-rolling-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1902		
Reference 1			
Reference 2			
Bldg Codes	4		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Sale Data

Sale Date	10/21/1994
Sale Price	24,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	ACRES-Dev. Lot (Fract.)	42,000.00	31,148	100%		31,148
Total Acres 0.22					Land Total	31,148

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	1,760 Sqft	Grade C 75	Base	146,298
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-858
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,118
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	12,636
Attic	Full finished			Attic	16,817
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,991
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Typical	Typical	Above Average	Typical	177,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	106,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1995	320	C 100	3,203	Avg.	82%	100%	100%	2,626
3,520 SFLA						Outbuilding Total			2,626

Accpt Land 31,150 **Accepted Bldg** 108,840 **Total** 139,990

Map/Lot: 34-77
Account: 656 Card: 1 of 1 Location: 4 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1673

Sale Data

Sale Date	01/22/2014
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1	3/17 deed for Div f5 -35-030
Reference 2	Sub Lot #26, sold for 100k in 2006.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15					Land Total	30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 118	Base	94,173
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,209
Attic	Floor & Stairs			Attic	2,226
FirePlaces	1			Fireplace	6,136
Insulation	Capped only			Insulation	-1,203
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	103,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	62,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Garage, wd. fr.	2000	384	C 130	13,361	Avg.	85%	100%	100%	11,357
1 Story, wd. fr.	2006	276	C 110	14,030	Avg.	88%	95%	100%	11,729
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				400
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				300
Shed(s) wd. fr.	2010	96	D 120	926	Avg.	91%	100%	100%	843
1,628 SFLA						Outbuilding Total			24,629

Accpt Land	30,000	**Accepted Bldg**	86,750	**Total**	116,750

Map/Lot: 34-78
Account: 2284 Card: 1 of 1 Location: 6 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1658

Sale Data

Sale Date	03/27/2017
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-35-031		
Reference 2	Sub Lot #27		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	95%	Unimproved	28,500
Total Acres 0.15					Land Total	28,500

Dwelling Description **Replacement Cost New**

Colonial/Traditional	Two Story	784 Sqft	Grade C 112	Base	97,618
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,968
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,145
Attic	Floor & Stairs			Attic	2,302
FirePlaces	1			Fireplace	5,824
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2016	Typical	Typical	Above Average	Typical	105,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	63,553

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	120	C 112	7,938	Avg+	60%	100%	100%	4,763
Porch(es) open wd. fr.	1930	50	C 112	1,742	Avg+	60%	100%	100%	1,045
Porch(es) open wd. fr.	1930	88	C 112	2,431	Avg+	60%	100%	100%	1,459
Porch(es) open wd. fr.	1930	32	C 112	1,412	Avg+	60%	100%	100%	847
1,688 SFLA							Outbuilding Total		8,114

Accpt Land	28,500	**Accepted Bldg**	71,670	**Total**	100,170

Name: STANTIAL, JOHN K
STANTIAL, SUSAN M
Map/Lot: 34-79
Account: 2490 Card: 1 of 1 Location: 8 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1644

Sale Data

Sale Date	08/10/1981
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	-35-032		
Reference 2	Sub Lot #28		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	95%	Unimproved	28,500
Total Acres 0.15					Land Total	28,500

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 106	Base	84,596
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,984
Attic	Floor & Stairs			Attic	2,000
FirePlaces	1			Fireplace	5,512
Insulation	Capped only			Insulation	-1,081
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	93,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	55,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1992	88	C 117	4,727	Avg.	80%	100%	100%	3,782
Porch(es) open wd. fr.	1930	20	C 106	1,131	Avg+	60%	100%	100%	679
Porch(es) open wd. fr.	1930	20	C 106	1,131	Avg+	60%	100%	100%	679
1,352 SFLA						Outbuilding Total			5,140

Accpt Land	28,500	**Accepted Bldg**	60,950	**Total**	89,450

Name: Candage, Christopher
VALLIERE, KATERI
Map/Lot: 34-80
Account: 972 Card: 1 of 1 Location: 21 BAGLEY AVE

Neighborhood 14	Neighborhood 14		
Zoning/Use	VILLAGE		
Topography	Level-slightly sloping-		
Utilities	Public Water-Public Sewer-		
Street	Paved		
0	1610		
Reference 1	Sub lot 8 -35-033		
Reference 2	2018 RE to KV in div. But CC to pay mortg.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Sale Data

Sale Date	01/11/2012
Sale Price	89,900
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	95%	Unimproved	28,500
Total Acres 0.15					Land Total	28,500

Dwelling Description

Conventional	Two Story	784 Sqft	Grade C 120	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	104,591
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,466
FirePlaces	1			Fireplace	6,240
Insulation	Capped only			Insulation	-1,419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	111,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	67,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	88	C 120	4,849	Avg+	60%	100%	100%	2,909
Porch(es) open wd. fr.	1930	20	C 120	1,279	Avg+	60%	100%	100%	767
Porch(es) open wd. fr.	1930	24	C 120	1,357	Avg+	60%	100%	100%	814
1,568 SFLA							Outbuilding Total		4,490

Accpt Land	28,500	**Accepted Bldg**	71,620	**Total**	100,120

Map/Lot: 34-81
Account: 219 Card: 1 of 1 Location: 1 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1674

Sale Data

Sale Date	06/19/2009
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Sub Lot #24 -35-029		
Reference 2	b6383 p75 Leta W. release per divorce		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 11 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15				Land Total		30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 120	Base	104,591
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,180
Rooms	6	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	Small storage area			Attic	1,269
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-978
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	103,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	62,369

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1999	240	C 110	22,038	Avg.	84%	90%	100%	16,661
Porch(es) encl. wd. fr.	1930	88	C 120	4,849	Avg+	60%	100%	100%	2,909
Porch(es) open wd. fr.	2000	148	C 100	3,146	Avg.	85%	90%	100%	2,407
Shed(s) wd. fr.	2010	80	D 90	580	Avg.	91%	100%	100%	528
Porch(es) open wd. fr.	1930			- - - - S O U N D V A L U E - - - -					200
2,048 SFLA							Outbuilding Total		22,705

Accpt Land	30,000	**Accepted Bldg**	85,070	**Total**	115,070

Name: LANCASTER, TIMOTHY L
LANCASTER, DEBORAH A
Map/Lot: 34-82
Account: 1622 Card: 1 of 1 Location: 3 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1659
Reference 1	Sub Lot #23 -35-028
Reference 2	SP=100k in '18
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 14

Sale Data

Sale Date	03/31/1993
Sale Price	59,400
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15				Land Total		30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 124	Base	98,962
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,339
FirePlaces	1			Fireplace	6,448
Insulation	Capped only			Insulation	-1,264
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1988	Typical	Typical	Above Average	Typical	106,485

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	63,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2011	64	C 105	673	Avg.	91%	100%	100%	612
Shed(s) wd. fr.	1930			- - - - S O U N D V A L U E - - - -					300
1,352 SFLA						Outbuilding Total			912

Accpt Land	30,000	**Accepted Bldg**	64,800	**Total**	94,800

Map/Lot: 34-83
Account: 2319 Card: 1 of 1 Location: 5 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1646

Sale Data

Sale Date	11/17/2006
Sale Price	127,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Sub Lot #21 -35-027		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15				Land Total		30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 118	Base	94,173
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,226
FirePlaces	1			Fireplace	6,136
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	102,535

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	72,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1989	264	C 110	7,361	Avg.	79%	100%	100%	5,815
Porch(es) encl. wd. fr.	1930	88	C 118	4,768	Good	71%	100%	100%	3,385
Porch(es) open wd. fr.	1930	20	C 118	1,258	Good	71%	100%	100%	893
Porch(es) open wd. fr.	1930	24	C 118	1,334	Good	71%	100%	100%	947
1,352 SFLA						Outbuilding Total			11,040

Accpt Land	30,000	**Accepted Bldg**	83,840	**Total**	113,840

Map/Lot: 34-84
Account: 952 Card: 1 of 1 Location: 7 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1629

Sale Data

Sale Date	02/27/2013
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Liquidation

Reference 1	-35-026 ADDITIONAL DEED b5998, p235		
Reference 2	Sub Lot #21		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15					Land Total	30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 116	Base	101,105
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,384
FirePlaces	1			Fireplace	6,032
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Good	Typical	109,521

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	77,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1990	528	C 110	11,892	Avg.	79%	100%	100%	9,395
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				550
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				300
Deck(s) wd. fr.	2017	200	C 100	2,002	Avg.	94%	100%	100%	1,882
1,568 SFLA							Outbuilding Total		12,127

Accpt Land	30,000	**Accepted Bldg**	89,890	**Total**	119,890

Name: NOE, MICHAEL E
NOE, MARY R JT
Map/Lot: 34-85
Account: 1986 Card: 1 of 1
Location: 2 THOMAS ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1667

Sale Data

Sale Date	10/15/2018
Sale Price	159,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	6/16: HS off at move. NEED B-P -35-019
Reference 2	Sub Lot #17. under contr for 159,900
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15				Land Total		30,000

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	784 Sqft	Grade C 137	Base	119,408
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	6,144
Rooms	8	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,815
FirePlaces	1			Fireplace	7,124
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2015	Typical	Typical	Good	Typical	135,491

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	96,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	2010	20	C 120	1,279	Avg.	91%	100%	100%	1,164
Porch(es) open wd. fr.	2010	32	C 120	1,513	Avg.	91%	100%	100%	1,377
1.5S Garage, wd. fr.	2010	840	C 115	20,368	Avg.	91%	95%	100%	17,608
1,568 SFLA						Outbuilding Total			20,149

Accpt Land	30,000	**Accepted Bldg**	116,350	**Total**	146,350

Map/Lot: 34-86
Account: 865 Card: 1 of 1 Location: 4 THOMAS ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1651

Sale Data

Sale Date	07/24/2015
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	Sub Lot #18 -35-020		
Reference 2	exempts off at sale		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	98%	Unimproved	29,400
Total Acres 0.15					Land Total	29,400

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	676 Sqft	Grade C 120	Base	95,769
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,264
FirePlaces	1			Fireplace	6,240
Insulation	Capped only			Insulation	-1,223
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	103,050

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	51,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	96	C 110	4,633	Avg-	40%	95%	100%	1,760
Porch(es) open wd. fr.	1930	32	C 120	1,513	Avg.	50%	100%	100%	756
Porch(es) open wd. fr.	1930	21	C 120	1,297	Avg.	50%	100%	100%	648
1,352 SFLA							Outbuilding Total		3,164

Accpt Land	29,400	**Accepted Bldg**	54,690	**Total**	84,090

Name: MULLINS, JOSEPH H
MULLINS, Audrey L JT
Map/Lot: 34-87
Account: 2156 Card: 1 of 1
Location: 6 Thomas St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1636

Sale Data

Sale Date	12/16/2008
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	-35-021		
Reference 2	Sub Lot #19		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 2 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%	Improvemen	30,000
Total Acres 0.15					Land Total	30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 121	Base	96,567
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,552
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,265
Attic	Floor & Stairs			Attic	2,283
FirePlaces	1			Fireplace	6,292
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	109,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	65,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1989	288	C 100	2,883	Avg.	79%	100%	100%	2,278
Porch(es) encl. wd. fr.	1986	88	C 100	4,040	Avg.	77%	100%	100%	3,111
1 Story, wd. fr.	1930	128	C 100	7,379	Avg+	60%	95%	100%	4,206
Garage, wd. fr.	1960	330	C 100	7,722	Avg.	62%	90%	100%	4,309
Porch(es) open wd. fr.	1930	20	C 121	1,290	Avg+	60%	100%	100%	774
1,480 SFLA							Outbuilding Total		14,678

Accpt Land	30,000	**Accepted Bldg**	80,650	**Total**	110,650

Map/Lot: 34-88
Account: 304 Card: 1 of 1 Location: 8 THOMAS ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1617

Sale Data

Sale Date	01/06/2004
Sale Price	42,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	Sub Lot #20 35-022		
Reference 2	18: to JS in div. Carol off.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	95%	Unimproved	28,500
Total Acres 0.15					Land Total	28,500

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 110	Base	95,875
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,691
Rooms	7	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	1/2 Finished			Attic	5,493
FirePlaces	1			Fireplace	5,720
Insulation	Capped only			Insulation	-1,300
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Modern	Modern	Above Average	Typical	110,538

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	103%	100%	68,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1990	156	C 100	5,496	Avg.	79%	100%	100%	4,342
Porch(es) open wd. fr.	1990	168	C 100	3,471	Avg.	79%	100%	100%	2,742
Porch(es) open wd. fr.	1930	20	C 110	1,173	Avg+	60%	103%	100%	725
1,568 SFLA							Outbuilding Total		7,809

Accpt Land	28,500	**Accepted Bldg**	76,120	**Total**	104,620

Name: DUROST, JAY A
DUROST, MARY JO
Map/Lot: 34-89
Account: 959 Card: 1 of 1 Location: 11 Spring St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1601

Sale Data

Sale Date	06/15/1983
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	-35-025		
Reference 2	Sub Lot #9		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	105%	Improvemen	31,500
Total Acres 0.15					Land Total	31,500

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 120	Base	104,591
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,466
FirePlaces	1			Fireplace	6,240
Insulation	Capped only			Insulation	-1,419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	111,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	67,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1990	180	C 110	10,195	Avg.	79%	100%	100%	8,054
Garage, wd. fr.	1994	768	C 100	14,555	Avg.	82%	100%	100%	11,935
Porch(es) open wd. fr.	1930			- - - - S O U N D V A L U E - - - -					500
1,748 SFLA						Outbuilding Total			20,489

Accpt Land	31,500	**Accepted Bldg**	87,620	**Total**	119,120

Name: JAMESON, JESSE
JAMESON, JACKSON*
Map/Lot: 34-90
Account: 2449 Card: 1 of 1 Location: 25 BAGLEY AVE

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1595

Sale Data

Sale Date	05/17/2006
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	*F5 -35-024		
Reference 2	Sub Lot #10		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	95%	Unimproved	28,500
Total Acres 0.15					Land Total	28,500

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 118	Base	102,848
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,886
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,425
FirePlaces	1			Fireplace	6,136
Insulation	Capped only			Insulation	-1,395
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	112,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	56,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1930	96	C 118	4,971	Avg.	50%	100%	100%	2,486
Porch(es) open wd. fr.	1930	24	C 118	1,334	Avg.	50%	100%	100%	667
1.5S Garage, wd. fr.	2015	480	C 110	12,480	Avg.	93%	50%	100%	5,803
Porch(es) open wd. fr.	2016	132	C 100	2,886	Avg.	94%	100%	100%	2,713
1,568 SFLA							Outbuilding Total		11,669

Accpt Land	28,500	**Accepted Bldg**	68,120	**Total**	96,620

Name: Goyer, Richard A. & Carolyn S. JT
C/O Jennifer Folsom
Map/Lot: 34-91
Account: 539 Card: 1 of 1
Location: 12 Thomas St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1591

Sale Data

Sale Date	02/15/2013
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Sub Lot #11 -35-023		
Reference 2	Alex Folsom		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15					Land Total	30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 117	Base	93,375
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,190
Attic	Floor & Stairs			Attic	2,207
FirePlaces	1			Fireplace	6,084
Insulation	Capped only			Insulation	-1,193
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	102,663

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	61,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Garage, wd. fr.	1996	576	C 110	15,259	Avg.	83%	100%	100%	12,665
Porch(es) open wd. fr.	1930	88	C 117	2,540	Avg+	60%	100%	100%	1,524
Porch(es) open wd. fr.	1930	20	C 117	1,248	Avg+	60%	100%	100%	749
1,352 SFLA						Outbuilding Total			14,938

Accpt Land	30,000	**Accepted Bldg**	76,540	**Total**	106,540

Name: CDH, LLC
C/O DIANE S O'CONNELL, MEMBER
Map/Lot: 34-92
Account: 2122 Card: 1 of 1
Location: 11 Thomas St

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1576
Reference 1	
Reference 2	Sub Lot #12 -35-012
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Sale Data

Sale Date	08/20/2010
Sale Price	56,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
Total Acres 0.15				Land Total		30,000

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 120	Base	104,591
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,466
FirePlaces	1			Fireplace	6,240
Insulation	Capped only			Insulation	-1,419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1986	Typical	Typical	Above Average	Typical	111,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	67,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1967	529	C 110	11,908	Avg.	66%	100%	100%	7,859
Porch(es) open wd. fr.	1930	88	C 120	2,605	Avg+	60%	100%	100%	1,563
Porch(es) open wd. fr.	1930	24	C 120	1,357	Avg+	60%	100%	100%	814
Porch(es) open wd. fr.	1930	20	C 120	1,279	Avg+	60%	100%	100%	767
1,568 SFLA							Outbuilding Total		11,003

Accpt Land	30,000	**Accepted Bldg**	78,130	**Total**	108,130

Name: Nickel, Meaghan

Map/Lot: 34-93

Account: 680 Card: 1 of 1 Location: 9 THOMAS ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1587
Reference 1	Sub Lot #12-A -35-013
Reference 2	homestead removed at sale
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Sale Data

Sale Date	11/01/2013
Sale Price	63,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
0.03	ACRES-Secondary ac.	8,300.00	249	100%		249
Total Acres 0.18					Land Total	30,249

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 118	Base	92,290
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	50% Heat pump	Heat	2,074
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,226
FirePlaces	1			Fireplace	6,136
Insulation	Capped only			Insulation	-1,203
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	101,523

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	60,914

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1930	342	C 100	7,909	Avg-	40%	50%	100%	1,582
Porch(es) encl. wd. fr.	1930	88	C 118	4,768	Avg+	60%	100%	100%	2,861
Porch(es) open wd. fr.	1930	20	D 110	785	Avg.	50%	100%	100%	392
1,352 SFLA						Outbuilding Total			4,835

Accpt Land	30,250	**Accepted Bldg**	65,750	**Total**	96,000

Name: MULLINS, JOSEPH H

Map/Lot: 34-94

Account: 1833 Card: 1 of 1 Location: 7 THOMAS ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1597

Sale Data

Sale Date	03/13/2001
Sale Price	38,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Liquidation

Reference 1	rental -35-014		
Reference 2	Sub Lot #13		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	95%	Unimproved	28,500
0.06	ACRES-Secondary ac.	8,300.00	498	100%		498
Total Acres 0.21					Land Total	28,998

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 121	Base	105,462
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,487
FirePlaces	1			Fireplace	6,292
Insulation	Capped only			Insulation	-1,431
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	112,810

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	67,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1930	342	C 100	7,909	Avg.	50%	50%	100%	1,977
Porch(es) open wd. fr.	1930	88	C 121	2,626	Avg+	60%	100%	100%	1,576
Porch(es) open wd. fr.	1930	20	C 121	1,290	Avg+	60%	100%	100%	774
1,568 SFLA							Outbuilding Total		4,327

Accpt Land	29,000	**Accepted Bldg**	72,010	**Total**	101,010

Map/Lot: 34-95
Account: 949 Card: 1 of 1 Location: 5 THOMAS ST

Neighborhood 14 Neighborhood 14

Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1612

Sale Data

Sale Date	09/26/2008
Sale Price	114,658
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Sub Lot #14 -35-015		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
0.10	ACRES-Secondary ac.	8,300.00	830	100%		830
Total Acres 0.25				Land Total		30,830

Dwelling Description **Replacement Cost New**

Conventional	Two Story	676 Sqft	Grade C 120	Base	95,769
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	25% Heat pump	Heat	3,586
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,264
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	107,859

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	64,715

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	120	C 120	8,507	Avg+	60%	100%	100%	5,104
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				600
Porch(es) open wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				400
Shed(s) wd. fr.	1930			- - - - S O U N D	V A L U E - - - -				450
Deck(s) wd. fr.	2016	192	C 100	1,921	Avg.	94%	100%	100%	1,806
1,472 SFLA						Outbuilding Total			8,360

Accpt Land 30,830 **Accepted Bldg** 73,080 **Total** 103,910

Name: Minner, Brook Ewing
Eastman, Mark B JT
Map/Lot: 34-96
Account: 1838 Card: 1 of 1
Location: 3 THOMAS ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1628

Sale Data

Sale Date	03/17/2017
Sale Price	96,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Arms Length Sale

Reference 1	HS back on for Mark E -35-016
Reference 2	Sub Lot #15 3-17-17 to Mark
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
0.13	ACRES-Secondary ac.	8,300.00	1,079	100%		1,079
Total Acres 0.28					Land Total	31,079

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	Two Story	784 Sqft	Grade C 115	Base	100,233
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,813
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,363
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	105,409

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	69,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1948	484	C 100	10,124	Avg.	56%	50%	100%	2,834
1 Story, wd. fr.	1948	84	C 115	6,646	Avg+	66%	90%	100%	3,947
Porch(es) open wd. fr.	1948	44	C 115	1,674	Avg+	66%	100%	100%	1,105
Shed(s) wd. fr.	1948			- - - - S O U N D V A L U E - - - -					300
1,652 SFLA							Outbuilding Total		8,186

Accpt Land	31,080	**Accepted Bldg**	77,760	**Total**	108,840

Name: LEMIEUX, JAMES L
LEMIEUX, DONNA L
Map/Lot: 34-97
Account: 198 Card: 1 of 1 Location: 1 THOMAS ST

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-Above Street-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1642

Sale Data

Sale Date	09/05/2012
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	-35-017		
Reference 2	Sub Lot #16		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 2 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
0.17	ACRES-Secondary ac.	8,300.00	1,411	100%		1,411
Total Acres 0.32					Land Total	31,411

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 114	Base	99,361
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,789
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,134
Attic	Small storage area			Attic	1,206
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	2012	Typical	Typical	Above Average	Typical	105,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	99%	100%	68,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1947	484	C 100	10,124	Avg.	55%	50%	100%	2,784
Porch(es) encl. wd. fr.	1947	96	C 114	4,802	Avg+	66%	99%	100%	3,137
Porch(es) open wd. fr.	1947	30	C 114	1,399	Avg+	66%	99%	100%	914
Porch(es) open wd. fr.	1947	20	C 114	1,214	Avg+	66%	99%	100%	793
Deck(s) wd. fr.	1947	64	C 114	728	Avg+	66%	99%	100%	475
1,568 SFLA						Outbuilding Total			8,103

Accpt Land 31,410 **Accepted Bldg** 77,030 **Total** 108,440

Map/Lot: 34-98
Account: 2674 Card: 1 of 1 Location: 13 Spofford Ave

Neighborhood 14	Neighborhood 14
Zoning/Use	VILLAGE
Topography	Level-slightly sloping-
Utilities	Public Water-Public Sewer-
Street	Paved
0	1700

Sale Data

Sale Date	05/14/2013
Sale Price	68,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	-35-018 f5		
Reference 2	Sub Lots 57 & 62		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	30,000.00	30,000	100%		30,000
0.11	ACRES-Road Frontage	20,000.00	2,200	100%		2,200
Total Acres 0.26					Land Total	32,200

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	784 Sqft	Grade C 118	Base	102,848
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,209
Attic	Floor & Stairs			Attic	2,425
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,395
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	1980	Typical	Typical	Above Average	Typical	106,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	68,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1945	529	C 100	10,826	Avg-	40%	50%	100%	2,165
Porch(es) encl. wd. fr.	1945	96	C 118	4,971	Avg+	65%	100%	100%	3,231
Porch(es) open wd. fr.	1945	24	C 118	1,334	Avg+	65%	100%	100%	867
Porch(es) open wd. fr.	1945	24	C 118	1,334	Avg+	65%	100%	100%	867
1,568 SFLA							Outbuilding Total		7,130

Accpt Land	32,200	**Accepted Bldg**	76,090	**Total**	108,290

Name: Bucksport Mill LLC
AIM Development (USA) LLC

Map/Lot: 36-01
Account: 593 Card: 1 of 1 Location: 0 RIVER RD

Neighborhood 19	Neighborhood 19		
Zoning/Use	INDUSTRY DEVELOPMENT		
Topography	Level-slightly sloping-		
Utilities	Electricity at lot-		
Street	Paved		
0	1292		
Reference 1			
Reference 2	to AIM f5		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	19

Sale Data

Sale Date	02/25/2015
Sale Price	0
Sale Type	Land only
Financing	Cash Sale
Verified	Buyer
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	ACRES-Secondary ac.	12,575.00	15,719	55%	Size/Shape	8,645
Total Acres 1.25					Land Total	8,645

Accpt Land 8,650 **Accepted Bldg** 0 **Total** 8,650

Name: Bucksport Mill LLC
AIM Development (USA) LLC

Map/Lot: 36-02
Account: 571 Card: 1 of 1 Location: 0 RIVER RD

Neighborhood 15	Neighborhood 15		
Zoning/Use	INDUSTRY DEVELOPMENT		
Topography	Gently sloping-rolling-		
Utilities	Electricity at lot-All Public-		
Street	Paved		
0	1234		
Reference 1			
Reference 2	to AIM f5		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	02/25/2015
Sale Price	0
Sale Type	Land only
Financing	Cash Sale
Verified	Buyer
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Base Lot (Fract.)	21,500.00	12,720	100%		12,720
Total Acres 0.35				Land Total		12,720

Accpt Land 12,720 **Accepted Bldg** 0 **Total** 12,720

Map/Lot: 36-03
Account: 2468 Card: 1 of 1 Location: 0 RIVER RD

Neighborhood 19	Neighborhood 19		
Zoning/Use	INDUSTRY DEVELOPMENT		
Topography			
Utilities	Unknown-Unknown-		
Street	0		
0	1234		
Reference 1			
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	19

Sale Data

Sale Date	10/29/2013
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	ACRES-Base Lot (Fract.)	50,300.00	37,976	60%	Size/Shape	22,785
Total Acres 0.57					Land Total	22,785

Accpt Land 22,790 **Accepted Bldg** 0 **Total** 22,790

Map/Lot: 36-04
Account: 291 Card: 1 of 1 Location: 177 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	1242

Sale Data

Sale Date	04/06/2018
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	2018- bought two properties = pkg deal?
Reference 2	
Bldg Codes	2
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	44,000.00	22,000	95%	Multi-Fact	20,900
Total Acres 0.25					Land Total	20,900

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	Two Story	676 Sqft	Grade C 108	Base	94,812
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-569
Foundation	Brick/Stone Walls	Basement	BWetx Full Bsmnt	Basement	-475
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,044
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	1988	Modern	Modern	Above Average	Typical	97,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	101%	100%	59,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1999	184	C 110	2,025	Avg.	84%	100%	100%	1,701
Deck(s) wd. fr.	1999	184	C 110	2,025	Avg.	84%	100%	100%	1,701
Deck(s) wd. fr.	1999	190	C 100	1,903	Avg.	84%	100%	100%	1,599
1,352 SFLA						Outbuilding Total			5,001

Accpt Land 20,900 **Accepted Bldg** 64,280 **Total** 85,180

Name: Bucksport Mill LLC
AIM Development (USA) LLC

Map/Lot: 36-05
Account: 576 Card: 1 of 1 Location: 0 River Road

Neighborhood 15 Neighborhood 15

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-Unknown-
Street	Paved
0	1247

Sale Data

Sale Date	02/25/2015
Sale Price	0
Sale Type	Land only
Financing	Cash Sale
Verified	Buyer
Validity	Assemblage

Reference 1			
Reference 2	to AIM f5		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%		21,500
1.00	ACRES-Secondary ac.	5,625.00	5,625	70%	Unimproved	3,938
3.00	ACRES-Rear land: 1st 5ac.	1,950.00	5,850	100%		5,850
Total Acres 5.00				Land Total		31,288

Accpt Land 31,290 **Accepted Bldg** 0 **Total** 31,290

Map/Lot: 36-06
Account: 549 Card: 1 of 1 Location: 0 RIVER RD- OFF

Neighborhood 19	Neighborhood 19
Zoning/Use	INDUSTRY DEVELOPMENT
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	0
0	1272
Reference 1	2015: added 36-07 & 08 acres
Reference 2	landin2zones-seecardback
Bldg Codes	90
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
38.28	T&D A-T&D Acreage	6,100.00	233,508	100%		233,508
Total Acres 38.28				Land Total		233,508

Accpt Land 233,510 **Accepted Bldg** 0 **Total** 233,510

Name: Bucksport Mill LLC
AIM Development (USA) LLC

Map/Lot: 36-11
Account: 572 Card: 1 of 1 Location: 0 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use	INDUSTRY DEVELOPMENT
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Paved
0	1262

Sale Data

Sale Date	02/25/2015
Sale Price	0
Sale Type	Land only
Financing	Cash Sale
Verified	Buyer
Validity	Assemblage

Reference 1	-36-01A		
Reference 2	to AIM f5		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	ACRES-Base Lot (Fract.)	21,500.00	20,169	100%		20,169
Total Acres 0.88				Land Total		20,169

Accpt Land 20,170 **Accepted Bldg** 0 **Total** 20,170

Map/Lot: 37-01
Account: 2441 Card: 1 of 1 Location: 186 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Below Street-
Utilities	Well-Septic System-
Street	Paved
0	1230
Reference 1	18: CS awarded in div. Donna off.
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Sale Data

Sale Date	01/24/2014
Sale Price	12,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	44,000.00	17,600	90%	Multi-Fact	15,840
Total Acres 0.16					Land Total	15,840

Dwelling Description / **Replacement Cost New**

Conventional	One Story	475 Sqft	Grade C 100	Base	42,939
Exterior	Logs	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-370
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-803
Rooms	2	Extras	Generator1		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,462
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Average	Typical	39,995

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	99%	100%	19,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1930	152	C 100	3,211	Avg.	50%	100%	100%	1,606
Deck(s) wd. fr.	1930	80	C 100	801	Avg.	50%	100%	100%	400
475 SFLA						Outbuilding Total			2,006

Accpt Land	15,840	**Accepted Bldg**	21,800	**Total**	37,640

Map/Lot: 37-02
Account: 2406 Card: 1 of 1 Location: 190 RIVER RD

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Gently sloping-rolling-		
Utilities	Well-Septic System-		
Street	Paved		
0	1220		
Reference 1			
Reference 2	SP = 85K in 2018		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	5 11 0	Land Schedule	15

Sale Data

Sale Date	06/01/1984
Sale Price	36,500
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	44,000.00	21,102	90%	Multi-Fact	18,991
Total Acres 0.23					Land Total	18,991

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	740 Sqft	Grade C 105	Base	78,617
Exterior	Various	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-505
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,818
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-879
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	79,051

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	60%	95%	100%	45,059

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	154	C 105	8,739	Avg+	60%	95%	100%	4,981
Basement, Unfin.	1900	154	C 105	1,747	Avg+	60%	95%	100%	996
Porch(es) encl. wd. fr.	1900	102	C 105	4,555	Avg+	60%	95%	100%	2,596
Garage, wd. fr.	1900	600	D 100	7,995	Avg.	50%	100%	100%	3,998
Shed(s) wd. fr.	1900			- - - - S O U N D	V A L U E - - - -				100
1,264 SFLA						Outbuilding Total			12,671

Accpt Land	18,990	**Accepted Bldg**	57,730	**Total**	76,720

Map/Lot: 37-03
Account: 2469 Card: 1 of 1 Location: 0 River Road

Neighborhood 19	Neighborhood 19		
Zoning/Use	INDUSTRY DEVELOPMENT		
Topography	Gently sloping-rolling-		
Utilities	Unknown-Unknown-		
Street	Gravel		
0	1217		
Reference 1	Access to 37-4+14		
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	19

Sale Data

Sale Date	10/29/2013
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	ACRES-Base Lot (Fract.)	50,300.00	15,906	15%		2,386
Total Acres 0.10				Land Total		2,386

Accpt Land 2,390 **Accepted Bldg** 0 **Total** 2,390

Map/Lot: 37-04
Account: 2470 Card: 1 of 1 Location: 0 River Road

Neighborhood 19	Neighborhood 19		
Zoning/Use	INDUSTRY DEVELOPMENT INDUSTRY DEV'T		
Topography	Gently sloping-rolling-		
Utilities	Electricity at lot-		
Street	Right-of-way		
0	1087		
Reference 1			
Reference 2			
Bldg Codes	42		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	19

Sale Data

Sale Date	10/29/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	ACRES-Base Lot	50,300.00	452,700	65%	Topography	294,255
1.80	ACRES-Rear land: 1st 5ac.	5,000.00	9,000	80%	Topography	7,200
Total Acres 10.80					Land Total	301,455

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Other	0			- - - - S O U N D V A L U E - - - -					26,900
							Outbuilding Total		26,900

Accpt Land	301,460	**Accepted Bldg**	26,900	**Total**	328,360

Map/Lot: 37-05
Account: 2841 Card: 1 of 1 Location: 192 RIVER RD

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Level-slightly sloping-		
Utilities	Well-Septic System-		
Street	Paved		
0	1208		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	06/29/1998
Sale Price	12,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	ACRES-Dev. Lot (Fract.)	44,000.00	10,778	95%	Multi-Fact	10,239
Total Acres 0.06					Land Total	10,239

Dwelling Description / **Replacement Cost New**

Conventional	One Story	738 Sqft	Grade D 147	Base	53,740
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm CrawlSp	Basement	-3,477
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,228
Rooms	4	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-548
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Average	Typical	48,487

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	51%	99%	100%	24,481

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2010	121	C 100	1,212	Avg.	91%	100%	100%	1,103
Shed(s) wd. fr.	1940			- - - - S O U N D V A L U E - - - -					200
738 SFLA							Outbuilding Total		1,303

Accpt Land	10,240	**Accepted Bldg**	25,780	**Total**	36,020

Map/Lot: 37-06
Account: 101 Card: 1 of 1 Location: 194 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1208
Reference 1	GC was G. Ashmore. No SP.
Reference 2	Needs well & septic
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	ACRES-Dev. Lot (Fract.)	44,000.00	12,445	50%	Unimproved	6,223
Total Acres 0.08					Land Total	6,223

Dwelling Description / Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	60,133
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	60,133

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	47,505

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1990	408	C 100	4,085	Avg.	79%	100%	100%	3,227
864 SFLA						Outbuilding Total			3,227

Accpt Land 6,220 **Accepted Bldg** 50,730 **Total** 56,950

Map/Lot: 37-07
Account: 2840 Card: 1 of 1 Location: 196 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Below Street-
Utilities	Well-Septic System-
Street	Paved
0	1177
Reference 1	Long time fam. No SP.
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	85%	Multi-Fact	37,400
Total Acres 1.00					Land Total	37,400

Dwelling Description / Replacement Cost New

Ranch	One & 1/2 Story	1,104 Sqft	Grade C 95	Base	92,069
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-818
Foundation	Concrete Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-3,463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,454
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	Typical	Typical	Above Average	Typical	89,056

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	99%	100%	59,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1992	392	C 100	16,968	Avg.	80%	95%	100%	12,895
Porch(es) encl. wd. fr.	2007	293	C 100	8,427	Avg.	89%	95%	100%	7,125
Deck(s) wd. fr.	1986	204	C 100	2,041	Avg.	77%	100%	100%	1,572
Garage, wd. fr.	1982	864	C 100	16,052	Avg.	75%	95%	100%	11,437
Porch(es) open wd. fr.	1949	16	C 95	952	Avg+	67%	95%	100%	606
Conc. Slab	1949	64	C 95	237	Avg+	67%	99%	100%	157
2,048 SFLA						Outbuilding Total			33,792

Accpt Land 37,400 **Accepted Bldg** 92,860 **Total** 130,260

Name: Witham, David A. TIP*
Witham, Christina
Map/Lot: 37-08
Account: 2839 Card: 1 of 1 Location: 202 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1166

Sale Data

Sale Date	05/05/2014
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	Granted 37-09 easement for garage encroach.
Reference 2	B6401 p250
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
0.29	ACRES-Secondary ac.	5,625.00	1,631	50%	Unimproved	816
Total Acres 1.29					Land Total	40,416

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	630 Sqft	Grade C 100	Base	49,790
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-1,392
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	983
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,026
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-475
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Above Average	Typical	56,523

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	33,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1850	400	D 120	13,876	Avg.	50%	95%	100%	6,591
Porch(es) encl. wd. fr.	1850	126	C 100	4,854	Avg+	60%	99%	100%	2,883
Garage, wd. fr.	1850	572	C 95	10,923	Avg+	60%	95%	100%	6,226
Deck(s) wd. fr.	2007	240	C 100	2,402	Avg.	89%	100%	100%	2,138
Garage, wd. fr.	1990	320	D 100	5,070	Avg.	79%	100%	100%	4,005
Shed(s) wd. fr.	1999	428	E 60	1,017	Avg-	76%	95%	100%	734
SwimPool, Above Grnd	2018			----SOUND VALUE----					300
Hot Tub	2010			----SOUND VALUE----					300
1,030 SFLA							Outbuilding Total		23,177

Accpt Land 40,420 **Accepted Bldg** 56,750 **Total** 97,170

Name: TWEEDIE, ERICA A

Map/Lot: 37-09

Account: 637 Card: 1 of 1 Location: 208 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1183

Sale Data

Sale Date	06/05/2015
Sale Price	86,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	b6401, p250 = easement for garage over PL
Reference 2	Full dormer on back. still rental?
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Dev. Lot (Fract.)	44,000.00	27,478	90%	Size/Shape	24,730
Total Acres 0.39					Land Total	24,730

Dwelling Description **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	720 Sqft	Grade C 110	Base	83,465
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,045
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	2005	Typical	Typical	Above Average	Typical	81,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	56,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1955	440	C 110	10,382	Avg.	60%	100%	100%	6,229
1,260 SFLA						Outbuilding Total			6,229

Accpt Land	24,730	**Accepted Bldg**	62,740	**Total**	87,470

Map/Lot: 37-10
Account: 1197 Card: 1 of 1 Location: 212vac RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1131
Reference 1	Bldgs gone. Well, septic = ??
Reference 2	2009- Bevan and Potter release
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Sale Data

Sale Date	12/08/2009
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	55%	Unimproved	24,200
1.00	ACRES-Secondary ac.	5,625.00	5,625	70%	Unimproved	3,938
1.34	ACRES-Rear land: 1st 5ac.	1,950.00	2,613	100%		2,613
Total Acres 3.34					Land Total	30,751

Accpt Land 30,750 **Accepted Bldg** 0 **Total** 30,750

Map/Lot: 37-11
Account: 2652 Card: 1 of 1 Location: 232 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1138
Reference 1	HS off at sale
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Sale Data

Sale Date	10/07/2018
Sale Price	135,000
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-Developed Lot	44,000.00	44,000	100%		44,000
0.90	ACRES-Secondary ac.	5,625.00	5,063	80%	Unimproved	4,050
Total Acres 1.90					Land Total	48,050

Dwelling Description

Gambrel/Mansard	Two Story	766 Sqft	Grade C 135	Base	116,011
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	50% Heat pump	Heat	-807
Rooms	6	Extras	Add'l Heat 1	.....	889
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,791
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,559
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2009	Typical	Typical	Good	Typical	117,653

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	82,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1890	84	C 135	7,803	Good	70%	100%	100%	5,462
Deck(s) wd. fr.	1890	104	C 110	1,144	Good	70%	100%	100%	801
Garage, wd. fr.	1890	624	C 100	12,308	Avg-	40%	50%	100%	2,462
Porch(es) open wd. fr.	2009	126	B 100	3,708	Avg.	90%	100%	100%	3,337
1,616 SFLA						Outbuilding Total			12,062

Accpt Land	48,050	**Accepted Bldg**	94,420	**Total**	142,470

Map/Lot: 37-12
Account: 1565 Card: 1 of 1 Location: 236 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1100
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Sale Data

Sale Date	07/03/1998
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
1.36	ACRES-Rear land: 1st 5ac.	1,950.00	2,652	100%		2,652
Total Acres 3.36					Land Total	47,265

Dwelling Description / **Replacement Cost New**

Conventional	One Story	572 Sqft	Grade C 100	Base	46,282
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Road noise excess			St. Setback	-1,457
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	BWetx Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-431
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1999	Typical	Typical	Above Average	Typical	44,394

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	26,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1920	340	C 100	15,080	Avg+	60%	95%	100%	8,596
1 Story, wd. fr.	1920	136	C 100	7,670	Avg+	60%	95%	100%	4,372
Garage, wd. fr.	1920	572	C 100	11,497	Avg+	60%	100%	100%	6,898
Shed(s) wd. fr.	2010	96	C 110	1,269	Avg.	91%	100%	100%	1,155
Porch(es) encl. wd. fr.	1920	196	C 100	6,352	Avg+	60%	98%	100%	3,735
Deck(s) wd. fr.	2010	192	C 110	2,114	Avg.	91%	100%	100%	1,924
Shed(s) wd. fr.	1920	128	C 100	1,537	Avg+	60%	50%	100%	461
Porch(es) encl. wd. fr.	2011	18	C 100	2,543	Avg.	91%	100%	100%	2,314
1,048 SFLA						Outbuilding Total			29,455

Accpt Land	47,270	**Accepted Bldg**	55,560	**Total**	102,830

Name: SMITH, PAMELA J
SMITH HELEN L & WILLIAM S JT
Map/Lot: 37-13
Account: 2442 Card: 1 of 1
Location: 246 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1079

Sale Data

Sale Date	08/27/1992
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	

Reference 1	Triangle lot. Owner"may split" but RR issue
Reference 2	pd 100k 1992. SP=173k in 2017.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	80%	Unimproved	4,500
1.00	ACRES-Rear land: 1st 5ac.	1,950.00	1,950	70%	Size/Shape	1,365
Total Acres 3.00					Land Total	47,665

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	988 Sqft	Grade C 122	Base	115,270
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-3,291
Rooms	7	Extras	Add'l Heat 2	.....	1,731
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,426
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,344
Insulation	Heavy			Insulation	3,181
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Above Average	Typical	126,661

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	99%	100%	99,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
Garage, wd. fr.	1978	624	C 110	13,538	Avg+	79%	100%	100%	10,695
Shed(s) wd. fr.	1993	288	C 100	3,461	Avg.	81%	100%	100%	2,803
Basement, Unfin.	1978	624	C 100	5,073	Avg.	73%	100%	100%	3,703
1 Story, wd. fr.	1978	160	C 122	10,421	Avg+	79%	99%	100%	8,151
Deck(s) wd. fr.	2007	300	C 110	3,302	Avg.	89%	100%	100%	2,939
SwimPool, Above Grnd	1999	300	B 100	577	Avg.	84%	50%	100%	242
1,889 SFLA						Outbuilding Total			28,533

Accpt Land	47,670	**Accepted Bldg**	127,600	**Total**	175,270

Map/Lot: 37-14
Account: 2467 Card: 1 of 1 Location: River Road (off)

Neighborhood 19	Neighborhood 19
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL COMM
Topography	Gently sloping-rolling-
Utilities	Unknown-Unknown-
Street	Right-of-way
0	1075
Reference 1	
Reference 2	This parcel to LLC in deed by reference
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	12,575.00	12,575	100%		12,575
1.00	ACRES-Rear land: 1st 5ac.	5,000.00	5,000	50%		2,500
Total Acres 2.00					Land Total	15,075

Accpt Land 15,080 **Accepted Bldg** 0 **Total** 15,080

Map/Lot: 37-15
Account: 2024 Card: 1 of 1 Location: 33 Drakes Lane

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1140

Sale Data

Sale Date	06/09/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	transfer to daughter		
Reference 2	7/18 got unsigned HS form. sent back.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	ACRES-Developed Lot	44,000.00	40,920	95%	Unimproved	38,874
Total Acres 0.93					Land Total	38,874

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	720 Sqft	Grade C 120	Base	88,395
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	100% None	Heat	-2,022
Rooms	0	Extras	Add'l Heat 2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,954
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Above Average	Typical	88,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	72,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1998	160	D 100	1,287	Fair	67%	80%	100%	690
1 Story, wd. fr.	2010	144	C 120	9,552	Avg.	91%	95%	100%	8,257
Deck(s) wd. fr.	2010	40	C 100	400	Avg.	91%	100%	100%	364
1,224 SFLA						Outbuilding Total			9,311

Accpt Land	38,870	**Accepted Bldg**	81,740	**Total**	120,610

Name: MCHALE, FREDERICK J
MCHALE, TRACEY C
Map/Lot: 37-16
Account: 1831 Card: 1 of 1 Location: 27 Drakes Lane

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1130
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	ACRES-Dev. Lot (Fract.)	44,000.00	37,335	100%		37,335
Total Acres 0.72				Land Total		37,335

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	1,215 Sqft	Grade C 117	Base	91,162
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	BWetx Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,218
Rooms	6	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	None, no access/use			Attic	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	Above Average	Typical	96,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	98%	100%	70,101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1966	400	C 110	4,404	Avg+	74%	100%	100%	3,259
1S Overhang, wd. fr.	1966	45	C 100	1,989	Avg+	74%	100%	100%	1,472
Garage, wd. fr.	1988	624	C 110	13,538	Avg+	74%	95%	100%	9,517
Shed(s) wd. fr.	1990	160	C 100	1,921	Avg+	74%	100%	100%	1,422
1 Story, wd. fr.	2006	240	C 110	12,592	Avg.	88%	90%	100%	9,973
Slab/Crawl Sp.	2006	240	C 100	1,217	Avg.	88%	100%	100%	1,071
SwimPool, Above Grnd	2004	572	B 100	944	Avg.	87%	100%	100%	821
Deck(s) wd. fr.	2016	240	C 100	2,402	Avg.	94%	100%	100%	2,258
1,500 SFLA						Outbuilding Total			29,793

Accpt Land 37,340 **Accepted Bldg** 99,890 **Total** 137,230

Name: BOWDEN, CORINNE L
HUTCHINS, SHIRLEY (LIFE LEASE) Map/Lot: 37-18
Account: 1452 Card: 1 of 1 Location: 17 Drakes Lane

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1121
Reference 1	both lots required septic-combine 17&18
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.99	ACRES-Dev. Lot (Fract.)	44,000.00	43,779	100%		43,779
Total Acres 0.99				Land Total		43,779

Dwelling Description / Replacement Cost New

Ranch	One Story	1,066 Sqft	Grade C 120	Base	82,873
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	210 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,282
Heating	100% Hot Water	Cooling	0% None	Heat	1,996
Rooms	5	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	87,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	57,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1990	275	C 100	2,753	Avg.	79%	100%	100%	2,175
Garage, wd. fr.	1966	624	C 110	13,538	Avg.	66%	100%	100%	8,935
Shed(s) wd. fr.	1966			- - - - S O U N D V A L U E - - - -					300
1,066 SFLA						Outbuilding Total			11,410

Accpt Land 43,780 **Accepted Bldg** 68,930 **Total** 112,710

Name: BOYCE, ROBERT J
BOYCE, ERNESTINE
Map/Lot: 37-19
Account: 335 Card: 1 of 1 Location: 11 Drakes Lane

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1120
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	44,000.00	22,436	100%		22,436
Total Acres 0.26				Land Total		22,436

Dwelling Description / Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 117	Base	76,768
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,803
Rooms	5	Extras	Add'l Heat 2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	78,571

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	57,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1964	396	C 110	9,628	Avg.	65%	100%	100%	6,258
Porch(es) open wd. fr.	1964	32	C 117	1,474	Avg+	73%	100%	100%	1,076
988 SFLA						Outbuilding Total			7,334

Accpt Land 22,440 **Accepted Bldg** 64,690 **Total** 87,130

Map/Lot: 37-20
Account: 905 Card: 1 of 1 Location: 239 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1117
Reference 1	
Reference 2	1/14: mailed widow ex.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	ACRES-Dev. Lot (Fract.)	44,000.00	39,355	98%	Size/Shape	38,568
Total Acres 0.80					Land Total	38,568

Dwelling Description / Replacement Cost New

Split Level	One Story	960 Sqft	Grade C 115	Base	74,032
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,549
Heating	100% Hot Water	Cooling	0% None	Heat	1,722
Rooms	5	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,980
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	90,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	66,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1967	308	C 115	16,006	Avg+	74%	90%	100%	10,660
Garage, wd. fr.	1967	336	C 110	8,598	Avg+	74%	95%	100%	6,045
1,268 SFLA							Outbuilding Total		16,705

Accpt Land 38,570 **Accepted Bldg** 83,680 **Total** 122,250

Name: DRAKE, RODNEY G
DRAKE, NORENE C
Map/Lot: 37-21
Account: 916 Card: 1 of 1 Location: 235 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1120
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	ACRES-Dev. Lot (Fract.)	44,000.00	41,973	100%		41,973
Total Acres 0.91				Land Total		41,973

Dwelling Description / Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	616 Sqft	Grade C 110	Base	74,101
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,586
Rooms	7	Extras	Add'l Heat 2		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,089
Attic	None, no access/use			Attic	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	Above Average	Typical	78,336

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	47,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1995	672	C 110	14,362	Avg.	82%	100%	100%	11,777
1 Story, wd. fr.	1930	216	C 110	11,635	Avg+	60%	100%	100%	6,981
Porch(es) encl. wd. fr.	1930	144	C 110	5,762	Avg+	60%	100%	100%	3,457
Porch(es) encl. wd. fr.	1930	90	C 110	4,493	Avg+	60%	100%	100%	2,696
1,140 SFLA						Outbuilding Total			24,911

Accpt Land	41,970	**Accepted Bldg**	71,910	**Total**	113,880

Map/Lot: 37-22
Account: 368 Card: 1 of 1 Location: 231 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1145
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Sale Data

Sale Date	06/12/2008
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	44,000.00	25,656	100%		25,656
Total Acres 0.34				Land Total		25,656

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade C 117	Base	93,056
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-511
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	1994	Typical	Typical	Good	Typical	94,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	99%	100%	65,588

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1927	364	C 115	18,343	Avg+	60%	100%	100%	11,006
Basement, Unfin.	1927	364	C 115	3,663	Avg.	50%	100%	100%	1,832
Garage, wd. fr.	1995	784	C 110	16,284	Avg.	82%	100%	100%	13,353
Deck(s) wd. fr.	1995	184	C 110	2,025	Avg.	82%	100%	100%	1,660
Porch(es) open wd. fr.	1927	24	C 90	1,019	Avg.	50%	100%	100%	510
Porch(es) open wd. fr.	2010	32	C 100	1,261	Avg.	91%	100%	100%	1,148
1,708 SFLA						Outbuilding Total			29,509

Accpt Land 25,660 **Accepted Bldg** 95,100 **Total** 120,760

Map/Lot: 37-23
Account: 224 Card: 1 of 1 Location: 227 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1154

Sale Data

Sale Date	05/10/2013
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	= RENTAL "rec lodging"
Reference 2	Homestead removed at sale
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	44,000.00	25,656	100%		25,656
Total Acres 0.34					Land Total	25,656

Dwelling Description / **Replacement Cost New**

Bungalow/Craftsman	One Story	900 Sqft	Grade C 100	Base	61,724
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-679
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	2017	Typical	Typical	Good	Typical	60,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	45,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2013	354	C 100	3,544	Avg.	92%	100%	100%	3,260
Canopy, wd. fr.	1987	360	D 100	1,448	Avg.	78%	100%	100%	1,129
Shed(s) wd. fr.	1999	98	E 90	348	Avg.	84%	100%	100%	292
900 SFLA						Outbuilding Total			4,681

Accpt Land	25,660	**Accepted Bldg**	50,030	**Total**	75,690

Map/Lot: 37-24
Account: 1989 Card: 1 of 1 Location: 223 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1162

Sale Data

Sale Date	01/20/2015
Sale Price	28,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Dev. Lot (Fract.)	44,000.00	27,478	100%		27,478
Total Acres 0.39				Land Total		27,478

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,073 Sqft	Grade C 105	Base	72,839
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	2006	Typical	Typical	Above Average	Typical	72,107

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	99%	100%	52,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1965	330	D 126	6,518	Avg-	52%	100%	100%	3,389
Deck(s) wd. fr.	2018	48	C 110	528	Avg.	95%	100%	100%	502
1,073 SFLA						Outbuilding Total			3,891

Accpt Land 27,480 **Accepted Bldg** 56,720 **Total** 84,200

Name: Manookian, Destiny*

Map/Lot: 37-25

Account: 1769 Card: 1 of 1 Location: 219 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1167

Sale Data

Sale Date	05/04/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	DM from Coleman Lane, HS off.		
Reference 2	75' rd x 125' deep lot		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Dev. Lot (Fract.)	44,000.00	20,163	100%		20,163
Total Acres 0.21					Land Total	20,163

Dwelling Description / **Replacement Cost New**

Conventional	One Story	752 Sqft	Grade C 100	Base	55,182
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	1,173
Rooms	0	Extras	Add'l Heat 2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-567
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	0	Typical	Typical	Above Average	Typical	55,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	60%	96%	100%	32,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2002	160	C 110	1,763	Avg.	86%	100%	100%	1,516
Shed(s) wd. fr.	1927			- - - - S O U N D	V A L U E - - - -				200
752 SFLA							Outbuilding Total		1,716

Accpt Land	20,160	**Accepted Bldg**	33,850	**Total**	54,010

Name: Bucksport Mill LLC
AIM Development (USA) LLC
Map/Lot: 37-26
Account: 1649 Card: 1 of 1
Location: 00000 RIVER RD

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography			
Utilities	Electricity at lot-		
Street	Paved		
0	1174		
Reference 1			
Reference 2	to AIM f5		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	02/25/2015
Sale Price	0
Sale Type	Land only
Financing	Cash Sale
Verified	Buyer
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	ACRES-Base Lot (Fract.)	21,500.00	13,934	100%		13,934
Total Acres 0.42				Land Total		13,934

Accpt Land 13,930 **Accepted Bldg** 0 **Total** 13,930

Map/Lot: 37-27
Account: 1813 Card: 1 of 1 Location: 201 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	1214
Reference 1	2/16: HS off per owner, will use FL HS.
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	44,000.00	24,100	95%	Topography	22,895
Total Acres 0.30					Land Total	22,895

Dwelling Description / Replacement Cost New

Ranch	One Story	875 Sqft	Grade C 120	Base	72,743
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	546
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	Extras	Add'l Heat 2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	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	75,535

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	53,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1960	522	C 120	26,026	Avg+	71%	100%	100%	18,478
Deck(s) wd. fr.	1960	168	C 110	1,849	Avg+	71%	100%	100%	1,313
Shed(s) wd. fr.	1986	120	C 110	1,586	Avg.	77%	100%	100%	1,221
Swimming Pool	1986	512	C 100	13,588	Avg.	77%	50%	100%	5,232
1,397 SFLA						Outbuilding Total			26,244

Accpt Land 22,900 **Accepted Bldg** 79,870 **Total** 102,770

Map/Lot: 37-28
Account: 1812 Card: 1 of 1 Location: 195 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	1206

Sale Data

Sale Date	01/30/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Assumed Mortgage
Verified	Public Record
Validity	Liquidation

Reference 1	Complaint of foreclosure 1/6/14		
Reference 2	Fc again 12/3/15		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	ACRES-Dev. Lot (Fract.)	44,000.00	29,842	90%	Multi-Fact	26,858
Total Acres 0.46					Land Total	26,858

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	728 Sqft	Grade C 110	Base	91,682
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	0	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	Floor & Stairs			Attic	2,164
FirePlaces	1			Fireplace	5,720
Insulation	Capped only			Insulation	-1,208
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Above Average	Typical	100,417

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	63,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1940	140	C 110	5,668	Avg+	63%	100%	100%	3,571
Deck(s) wd. fr.	1940	112	C 110	1,232	Avg+	63%	100%	100%	776
Deck(s) wd. fr.	1940	154	C 110	1,695	Avg+	63%	100%	100%	1,068
Garage, wd. fr.	1940	220	D 100	4,025	Avg+	63%	100%	100%	2,536
1,456 SFLA							Outbuilding Total		7,951

Accpt Land 26,860 **Accepted Bldg** 71,210 **Total** 98,070

Map/Lot: 37-29
Account: 2919 Card: 1 of 1 Location: 0 River Road

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	
Street	Paved

Reference 1	-37-28A		
Reference 2	home Septic appears to be on this lot.		
Bldg Codes	98		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	ACRES-Base Lot (Fract.)	21,500.00	13,253	85%	Size/Shape	11,265
Total Acres 0.38					Land Total	11,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1999	64	D 90	463	Avg-	76%	100%	100%	352
Shed(s) wd. fr.	1999	192	E 100	762	Avg-	76%	100%	100%	579
								Outbuilding Total	931

Accpt Land	11,270	**Accepted Bldg**	930	**Total**	12,200

Name: GRIFFIN, TIMOTHY A
Lazor, Susan M JT
Map/Lot: 38-01
Account: 2473 Card: 1 of 1 Location: 292 RIVER RD

Neighborhood 22	Neighborhood 22
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-Varied Topography-
Utilities	Well-Septic System-
Street	Paved
0	1002

Sale Data

Sale Date	11/21/2014
Sale Price	399,000
Sale Type	Home on water
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	1000' rd, 3000' water frnt per ad.
Reference 2	2016: New driveway, old abandonned?
Bldg Codes	91
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	100%		65,000
2.00	ACRES-Road Frontage	11,250.00	22,500	100%		22,500
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
13.00	ACRES-Rear-remaining	500.00	6,500	100%		6,500
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
3.00	Acres-Water Frontage	17,250.00	51,750	100%		51,750
Total Acres 29.00					Land Total	160,375

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	957 Sqft	Grade C 130	Base	114,417
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,912
Rooms	7	Extras	Add'l Heat 2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,084
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,760
Insulation	Capped only			Insulation	-1,408
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2014	Typical	Typical	Very Good	Typical	127,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	99%	100%	101,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1850	315	C 130	18,424	V.G.	80%	99%	100%	14,592
Porch(es) open wd. fr.	1850	196	C 130	5,104	V.G.	80%	99%	100%	4,042
Shed(s) wd. fr.	1850	462	C 120	6,659	V.G.	80%	99%	100%	5,274
Deck(s) wd. fr.	2013	448	C 110	4,932	Avg.	92%	100%	100%	4,537
Shed(s) wd. fr.	2013	600	C 120	8,648	Avg.	92%	100%	100%	7,956
Garage, wd. fr.	1850	462	C 110	10,759	V.G.	80%	100%	100%	8,607
1.5 Story, wd. fr.	2017	576	C 130	44,593	Avg.	94%	100%	100%	41,917
2,615 SFLA						Outbuilding Total			86,925

Accpt Land	160,380	**Accepted Bldg**	188,270	**Total**	348,650

Name: LOHR, MATTHEW
Lohr, Erin JT
Map/Lot: 38-02
Account: 1980 Card: 1 of 1 Location: 328 RIVER RD

Neighborhood 22	Neighborhood 22
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-Varied Topography-
Utilities	Well-Septic System-
Street	Paved
0	936

Sale Data

Sale Date	05/14/2018
Sale Price	226,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	1325' on river.
Reference 2	5-2018 sold, being reno'd
Bldg Codes	91
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	100%		65,000
2.00	Acres-Water Frontage	17,250.00	34,500	70%	Access/Loc	24,150
2.60	ACRES-Rear land: 1st 5ac.	1,950.00	5,070	100%		5,070
Total Acres 5.60					Land Total	94,220

Dwelling Description / **Replacement Cost New**

Conventional	One Story	864 Sqft	Grade C 120	Base	72,159
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	2,965
Rooms	5	Extras	Add'l Heat 1	.....	582
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,123
Attic	None, no access/use			Attic	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	76,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	67,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1998	864	C 100	34,112	Avg.	84%	90%	100%	25,789
Garage, wd. fr.	1998	864	C 100	16,052	Avg.	84%	90%	100%	12,136
Deck(s) wd. fr.	2018	48	C 110	528	Avg.	95%	100%	100%	502
2S Garage, wd. fr.	1990	768	C 100	17,467	Avg.	79%	100%	100%	13,799
Deck(s) wd. fr.	2002	48	C 110	528	Avg.	86%	100%	100%	454
2 Story, wd. fr.	2018	192	C 120	20,379	Avg.	95%	90%	100%	17,424
2,112 SFLA						Outbuilding Total			70,104

Accpt Land	94,220	**Accepted Bldg**	137,710	**Total**	231,930

Name: VEILLEUX, COREY M
VEILLEUX, KELLI JT
Map/Lot: 38-03
Account: 1981 Card: 1 of 1 Location: 325 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	984
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Sale Data

Sale Date	07/14/2003
Sale Price	20,500
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-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
4.54	ACRES-Rear land: 1st 5ac.	1,950.00	8,853	75%	Topography	6,640
1.00	ACRES-Secondary ac.	5,625.00	5,625	40%	Multi-Fact	2,250
Total Acres 6.54					Land Total	50,690

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,524 Sqft	Grade C 107	Base	95,556
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,544
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,008
Attic	None, no access/use			Attic	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	2018	Typical	Typical	Average	Typical	103,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	89,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Entry Enclosure(s)	2004	36	C 120	1,186	Avg.	87%	100%	100%	1,032
Garage, wd. fr.	2007	864	C 110	17,657	Avg.	89%	100%	100%	15,715
Shed(s) wd. fr.	2007	140	C 100	1,682	Avg.	89%	100%	100%	1,497
Shed(s) wd. fr.	2009	168	C 100	2,018	Avg.	90%	95%	100%	1,725
1 Story, wd. fr.	2018	672	B 110	39,705	Avg.	95%	90%	100%	33,948
Porch(es) encl. wd. fr.	2018	120	B 110	6,913	Avg.	95%	90%	100%	5,910
Garage, wd. fr.	2018	702	C 120	16,229	Avg.	95%	90%	100%	13,876
2,196 SFLA							Outbuilding Total		73,703

Accpt Land 50,690 **Accepted Bldg** 163,410 **Total** 214,100

Name: CARTER, MELVIN O
Carter, Pamela JT
Map/Lot: 38-04
Account: 530 Card: 1 of 1 Location: 291 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	1018
Reference 1	2014: sold -exempts off
Reference 2	Added 38-05 for 2015 w/ 38-05
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Sale Data

Sale Date	07/02/2014
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
1.00	ACRES-Road Frontage	11,250.00	11,250	90%	Topography	10,125
1.52	ACRES-Rear land: 1st 5ac.	1,950.00	2,964	100%		2,964
Total Acres 3.52					Land Total	52,689

Dwelling Description / **Replacement Cost New**

Ranch	One Story	884 Sqft	Grade C 100	Base	61,017
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-575
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-1,379
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	936
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-667
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Above Average	Typical	59,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	42,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1960	180	C 100	9,269	Avg+	71%	100%	100%	6,581
Basement, Unfin.	1960	180	C 100	1,851	Avg.	62%	100%	100%	1,148
Porch(es) encl. wd. fr.	1980	192	D 100	4,199	Avg.	74%	100%	100%	3,107
1 Story, wd. fr.	1993	176	C 110	10,036	Avg.	81%	100%	100%	8,129
Shed(s) wd. fr.	1980	88	D 100	710	Avg.	74%	100%	100%	525
Deck(s) wd. fr.	2007	36	C 110	395	Avg.	89%	100%	100%	352
1,240 SFLA							Outbuilding Total		19,842

Accpt Land	52,690	**Accepted Bldg**	61,970	**Total**	114,660

Name: WRIGHT, JAMIE
WRIGHT, MONICA
Map/Lot: 38-06
Account: 1267 Card: 1 of 1 Location: 281 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	1044

Sale Data

Sale Date	03/10/2004
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	f5 mort.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Size/Shape	41,800
0.20	ACRES-Secondary ac.	5,625.00	1,125	50%	Unimproved	563
Total Acres 1.20					Land Total	42,363

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,179 Sqft	Grade C 130	Base	96,273
Exterior	Vinyl/Aluminum	Masonry Trim	136Sqft	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,760
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	103,033

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	70,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1970	68	C 120	2,215	Avg.	68%	100%	100%	1,506
1 Story, wd. fr.	2008	330	C 120	17,659	Avg.	89%	100%	100%	15,717
Garage, wd. fr.	1979	672	C 110	14,362	Avg.	73%	100%	100%	10,484
Slab/Crawl Sp.	1970	330	C 100	1,674	Avg.	68%	100%	100%	1,138
Shed(s) wd. fr.	1970			- - - - S O U N D V A L U E - - - -					400
1,509 SFLA							Outbuilding Total		29,245

Accpt Land 42,360 **Accepted Bldg** 99,310 **Total** 141,670

Map/Lot: 38-07
Account: 633 Card: 1 of 1 Location: 271 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	1060

Sale Data

Sale Date	09/28/2007
Sale Price	69,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	44,000.00	31,113	80%	Multi-Fact	24,890
Total Acres 0.50					Land Total	24,890

Dwelling Description / **Replacement Cost New**

Ranch	One Story	580 Sqft	Grade C 102	Base	47,561
Exterior	Asbestos Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-385
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,772
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-446
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	48,502

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	29,101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	266	C 102	12,639	Avg+	60%	100%	100%	7,583
Basement, Unfin.	1900	266	C 102	2,525	Avg+	60%	100%	100%	1,515
Porch(es) encl. wd. fr.	1900	144	C 102	5,343	Avg+	60%	100%	100%	3,206
Garage, wd. fr.	2004	192	C 102	5,681	Avg.	87%	100%	100%	4,942
Deck(s) wd. fr.	2004			- - - - S O U N D V A L U E - - - -					800
846 SFLA						Outbuilding Total			18,046

Accpt Land 24,890 **Accepted Bldg** 47,150 **Total** 72,040

Name: Cram Properties, LLC
Harriman Cove Rd Moho Park
Map/Lot: 38-08
Account: 1306 Card: 1 of 1
Location: 0 Harriman Cove Rd Moho Park

Neighborhood 15 Neighborhood 15

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1049

Sale Data

Sale Date	03/01/2013
Sale Price	475,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Reference 1	No slabs found in empty lots		
Reference 2	15 MOHO lots, sheds + Utilities		
Bldg Codes	47		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	ACRES-Base Lot	21,500.00	43,000	100%		43,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
5.33	ACRES-Rear land: 1st 5ac.	1,950.00	10,394	90%	Size/Shape	9,354
15.00	Value-Lot in Moho Park	10,000.00	150,000	110%	Improvemen	165,000
Total Acres 8.33					Land Total	222,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2011	10	D 100	81	Avg.	91%	100%	100%	74
Shed(s) wd. fr.	2011	64	C 110	845	Avg.	91%	100%	100%	769
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
								Outbuilding Total	1,430

Accpt Land 222,980 **Accepted Bldg** 1,430 **Total** 224,410

Map/Lot: 38-08-on01
Account: 1355 Card: 1 of 1 Location: 21 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Reference 1	-38-008-5		
Reference 2			
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1990	14X66	C 100	38,564	Avg.	40%	100%	100%	15,426
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
924 SFLA						Outbuilding Total			16,013

Accpt Land 0 **Accepted Bldg** 16,010 **Total** 16,010

Map/Lot: 38-08-on02
Account: 1837 Card: 1 of 1 Location: 23 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
Reference 1	
Reference 2	
Bldg Codes	9
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Sale Data

Sale Date	10/06/2008
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ASTRO Moho	1986	14X52	C 100	32,053	Avg.	40%	100%	100%	12,821
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
728 SFLA						Outbuilding Total			13,408

Accpt Land 0 **Accepted Bldg** 13,410 **Total** 13,410

Map/Lot: 38-08-on03
Account: 1307 Card: 1 of 1 Location: 25 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	07/01/2008
Sale Price	15,000
Sale Type	Mo-Ho only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	-38-008-3		
Reference 2	MOHO,PORCHES ETC BOT 15K&BROUGHT TO		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FLEETWOOD Moho	1994	14X56	C 100	33,913	Avg+	45%	100%	100%	15,261
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
Deck(s) wd. fr.	2011	48	C 110	528	Avg.	91%	100%	100%	480
784 SFLA						Outbuilding Total			16,328

Accpt Land 0 **Accepted Bldg** 16,330 **Total** 16,330

Map/Lot: 38-08-on04
Account: 3090 Card: 1 of 1 Location: 27 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	04/13/2007
Sale Price	230,000
Sale Type	Mo-Ho only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Neighbor Mr. Howes says 1 shed is		
Reference 2	owned by occupant at #27 f5		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LIBERTY Moho	1988	14X66	C 100	38,564	Avg.	40%	100%	100%	15,426
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
Shed(s) wd. fr.	2018	96	C 100	1,154	Avg.	95%	100%	100%	1,096
924 SFLA						Outbuilding Total			17,109

Accpt Land 0 **Accepted Bldg** 17,110 **Total** 17,110

Map/Lot: 38-08-on05
Account: 1020 Card: 1 of 1 Location: 29 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
Reference 1	Mr. Howes built shed, wants tax bill
Reference 2	Cram got permit for shed
Bldg Codes	9
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2018	144	D 110	1,274	Avg.	95%	100%	100%	1,210
						Outbuilding Total			1,210

Accpt Land 0 **Accepted Bldg** 1,210 **Total** 1,210

Map/Lot: 38-08-on05
Account: 1315 Card: 1 of 1 Location: 29 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
Reference 1	shed taxed to occupant
Reference 2	
Bldg Codes	9
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Sale Data

Sale Date	07/01/2011
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FLEETWOOD Moho	1999	14X66	C 100	38,564	Avg.	43%	100%	100%	16,486
924 SFLA						Outbuilding Total			16,486

Accpt Land 0 **Accepted Bldg** 16,490 **Total** 16,490

Map/Lot: 38-08-on06
Account: 1313 Card: 1 of 1 Location: 30 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Reference 1	-38-008-6		
Reference 2	moho permit 10/12		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SKYLINE Moho	1977	14X72	C 100	41,354	Avg.	40%	100%	100%	16,542
Shed(s) wd. fr.	2011	50	D 100	403	Avg.	91%	100%	100%	367
1,008 SFLA						Outbuilding Total			16,909

Accpt Land 0 **Accepted Bldg** 16,910 **Total** 16,910

Map/Lot: 38-08-on07
Account: 1309 Card: 1 of 1 Location: 28 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Reference 1	-38-008-7		
Reference 2	moho for 2019		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SKYLINE Moho	1990	14X80	C 100	45,075	Avg.	40%	100%	100%	18,030
Shed(s) wd. fr.	2011	48	D 120	463	Avg.	91%	100%	100%	421
1,120 SFLA						Outbuilding Total			18,451

Accpt Land 0 **Accepted Bldg** 18,450 **Total** 18,450

Map/Lot: 38-08-on08
Account: 1428 Card: 1 of 1 Location: 26 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	04/01/2010
Sale Price	0
Sale Type	Mo-Ho only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	-38-008-16 paid $16k		
Reference 2	ser# RAD1176730 Fleetwood		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FLEETWOOD Moho	1999	14X70	C 100	40,424	Avg.	43%	100%	100%	17,281
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
980 SFLA						Outbuilding Total			17,868

Accpt Land 0 **Accepted Bldg** 17,870 **Total** 17,870

Map/Lot: 38-08-on09
Account: 723 Card: 1 of 1 Location: 24 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
Reference 1	ser# 2512576
Reference 2	
Bldg Codes	9
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FLAMINGO Moho	1971	14X60	C 100	35,774	Avg+	45%	100%	100%	16,098
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
840 SFLA						Outbuilding Total			16,685

Accpt Land 0 **Accepted Bldg** 16,690 **Total** 16,690

Map/Lot: 38-08-on10
Account: 1314 Card: 1 of 1 Location: 22 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	04/13/2007
Sale Price	230,000
Sale Type	Mo-Ho only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-38-008-10		
Reference 2			
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TITAN Moho	1987	14X70	C 100	40,424	Avg.	40%	100%	100%	16,170
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
980 SFLA						Outbuilding Total			16,757

Accpt Land 0 **Accepted Bldg** 16,760 **Total** 16,760

Map/Lot: 38-08-on11
Account: 1312 Card: 1 of 1 Location: 20 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	04/13/2007
Sale Price	230,000
Sale Type	Mo-Ho only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-38-008-11		
Reference 2			
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MANSION ....Moho	1991	14X72	C 100	41,354	Avg.	40%	100%	100%	16,542
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
1,008 SFLA						Outbuilding Total			17,129

Accpt Land 0 **Accepted Bldg** 17,130 **Total** 17,130

Map/Lot: 38-08-on12
Account: 1311 Card: 1 of 1 Location: 16 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	04/13/2007
Sale Price	230,000
Sale Type	Mo-Ho only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-38-008-12		
Reference 2			
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ZIMMER Moho	1981	14X66	C 100	38,564	Avg.	40%	100%	100%	15,426
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
924 SFLA						Outbuilding Total			16,013

Accpt Land 0 **Accepted Bldg** 16,010 **Total** 16,010

Map/Lot: 38-08-on13
Account: 1310 Card: 1 of 1 Location: 14 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	04/13/2007
Sale Price	230,000
Sale Type	Mo-Ho only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	-38-008-12		
Reference 2			
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14' Mobile Home	1994	14X72	C 105	43,422	Avg.	40%	100%	100%	17,369
Shed(s) wd. fr.	2011	80	D 100	645	Avg.	91%	100%	100%	587
1,008 SFLA						Outbuilding Total			17,956

Accpt Land 0 **Accepted Bldg** 17,960 **Total** 17,960

Map/Lot: 38-08-on14
Account: 2621 Card: 1 of 1 Location: 12 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	11/20/2014
Sale Price	107
Sale Type	Mo-Ho only
Financing	Conventional
Verified	Seller
Validity	Distressed Sale

Reference 1	ser# 7WI-7014-16814		
Reference 2	19: no shed, some upgrade, cond to 5		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WINDSOR	Moho	1983	14X66	C 100	38,564	Avg+	45%	100%	100%	17,354
924 SFLA							Outbuilding Total			17,354

Accpt Land 0 **Accepted Bldg** 17,350 **Total** 17,350

Map/Lot: 38-08-on15
Account: 1075 Card: 1 of 1 Location: 10 Harriman Cove Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Reference 1	B0000P0000 -38-008-15		
Reference 2	shed on this site charged to park acc't		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

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

Name: SNOWDEN, ALAN
SNOWDEN, ROBIN JT
Map/Lot: 38-09
Account: 337 Card: 1 of 1 Location: 261 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1084

Sale Data

Sale Date	09/02/2005
Sale Price	103,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1	6/15 cert. of f. Candle making business?
Reference 2	9-18 Complaint of forcl. f5
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
Total Acres 1.00				Land Total		44,000

Dwelling Description

Rebuilt Older Home	One Story	1,008 Sqft	Grade C 117	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	77,802
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Trim	0
St. Setback	Standard 1 Setbac			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	0
Foundation	Concrete Walls	Basement	BWetx Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	0
Heating	100% Forced Warm	Cooling	0% None	Fin Bsmt	0
Rooms	5	Extras	Add'l Heat 1	Heat	0
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,008	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	2005	Typical	Typical	Above Average	Typical	77,802

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	98%	100%	58,709

Accpt Land 44,000 **Accepted Bldg** 58,710 **Total** 102,710

Name: THOMPSON, FREDERICK R
THOMPSON, SUSAN
Map/Lot: 38-10
Account: 2581 Card: 1 of 1 Location: 253 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1093
Reference 1	c-l Fenced, gated yard
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Sale Data

Sale Date	12/31/1973
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%	Multi-Fact	44,000
Total Acres 1.00					Land Total	44,000

Dwelling Description

Conventional	One Story	825 Sqft	Grade C 105	**Replacement Cost New**	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Base	61,329
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Trim	0
St. Setback	Road noise excess			Roof	0
Bsmnt Floor	Concrete Floor Bfloor			St. Setback	-2,207
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None	Basement	-563
Heating	100% Forced Warm	Cooling	0% None	Fin Bsmnt	0
Rooms	6	Extras	Generator2	Heat	0
Bedrooms	2	Add Fixtures	0	.....	996
Baths	1	Half Baths	0		
Attic	Full finished			Plumbing	0
FirePlaces	1			Attic	11,036
Insulation	Capped only			Fireplace	5,460
Unfin. Living Area	NONE			Insulation	-653
				Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	0	Typical	Typical	Above Average	Typical	75,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	47,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1939	242	C 105	7,704	Avg+	63%	100%	100%	4,854
Basement, Unfin.	1939	242	C 105	2,415	Avg+	63%	100%	100%	1,521
Porch(es) encl. wd. fr.	1939	18	C 105	2,670	Avg+	63%	100%	100%	1,682
Deck(s) wd. fr.	1980	66	C 100	660	Avg.	74%	100%	100%	488
Barn, 2s wd. fr.	1986	576	D 130	13,187	Avg.	77%	100%	100%	10,154
825 SFLA						Outbuilding Total			18,699

Accpt Land 44,000 **Accepted Bldg** 66,200 **Total** 110,200

Name: LECLAIR, JEREMY E
LECLAIR, COLLEEN K
Map/Lot: 38-11
Account: 392 Card: 1 of 1 Location: 6 Drakes Lane

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Level-slightly sloping-		
Utilities	Well-Septic System-		
Street	Paved		
0	1107		
Reference 1	SP=115k in 2017		
Reference 2	SEE F5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 2 0	Land Schedule	15

Sale Data

Sale Date	09/06/2002
Sale Price	85,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	ACRES-Dev. Lot (Fract.)	44,000.00	27,478	105%	Improvemen	28,852
Total Acres 0.39					Land Total	28,852

Dwelling Description

Cape Cod/Salt Box	One & 3/4 Story	825 Sqft	Grade C 118	**Replacement Cost New** Base	99,249
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,658
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	101,907

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	74,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry Enclosure(s)	1963	25	C 100	845	Avg+	73%	100%	100%	617
Deck(s) wd. fr.	1980	126	C 110	1,388	Avg+	80%	100%	100%	1,110
Shed(s) wd. fr.	2018	36	C 100	432	Avg.	95%	100%	100%	410
Conc. Slab	1963	528	C 100	2,059	Avg.	64%	50%	100%	659
1,444 SFLA						Outbuilding Total			2,796

Accpt Land	28,850	**Accepted Bldg**	77,190	**Total**	106,040

Name: Bouton, Corey J
Hunt, Lori (Life Lease)
Map/Lot: 38-12
Account: 1439 Card: 1 of 1
Location: 12 Drakes Lane

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	1111

Sale Data

Sale Date	12/27/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2	HS off at sale.		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	ACRES-Dev. Lot (Fract.)	44,000.00	30,165	100%	Size/Shape	30,165
Total Acres 0.47					Land Total	30,165

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 130	Base	99,318
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Part Cath. Clg.			Attic	3,331
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,415
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	105,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	82%	97%	100%	83,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1995	320	C 130	18,658	Avg.	82%	97%	100%	14,841
Basement, Unfin.	1995	320	C 110	3,154	Avg.	82%	100%	100%	2,586
Porch(es) encl. wd. fr.	1995	64	C 110	3,879	Avg.	82%	97%	100%	3,086
1 Story, wd. fr.	1995	168	C 130	11,482	Avg.	82%	97%	100%	9,133
Slab/Crawl Sp.	1995	168	C 110	936	Avg.	82%	100%	100%	768
Garage, wd. fr.	1995	768	C 110	16,011	Avg.	82%	100%	100%	13,129
Attic, Unfinished	1995	768	C 110	2,233	Avg.	82%	100%	100%	1,831
Shed(s) wd. fr.	1980			----SOUND VALUE----					200
Deck(s) wd. fr.	2000	442	C 110	4,867	Avg.	85%	100%	100%	4,137
Deck(s) wd. fr.	2002	32	C 110	354	Avg-	79%	100%	100%	280
1,720 SFLA						Outbuilding Total			49,991

Accpt Land	30,170	**Accepted Bldg**	133,560	**Total**	163,730

Name: SPAULDING, KENNETH E
SPAULDING, LOUELLA R
Map/Lot: 38-13
Account: 2463 Card: 1 of 1 Location: 18 Drakes Lane

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2
Topography	Level-slighty sloping-
Utilities	Well-Septic System-
Street	Paved
0	1096

Sale Data

Sale Date	07/06/1982
Sale Price	43,600
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Assemblage

Reference 1	18: add 38-14 to this lot per owner.
Reference 2	bought in 2 deeds. sp = 110k in '18
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.75	ACRES-Secondary ac.	5,625.00	4,219	100%		4,219
0.25	ACRES-Rear land: 1st 5ac.	1,950.00	488	100%		488
Total Acres 2.00					Land Total	48,707

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,170 Sqft	Grade C 115	Base	84,707
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,099
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,153
Attic	None, no access/use			Attic	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	Above Average	Typical	88,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	65,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2000	220	C 110	11,794	Avg.	85%	90%	100%	9,023
Deck(s) wd. fr.	2000	74	C 110	814	Avg.	85%	100%	100%	692
Deck(s) wd. fr.	2000	264	C 110	2,907	Avg.	85%	100%	100%	2,471
1.5S Garage, wd. fr.	2000	896	C 110	20,571	Avg.	85%	100%	100%	17,485
Shed(s) wd. fr.	1965			- - - - S O U N D	V A L U E - - - -				200
Quonset Bldg	2016	288	C 110	4,966	Avg.	94%	100%	100%	4,668
1,390 SFLA						Outbuilding Total			34,539

Accpt Land	48,710	**Accepted Bldg**	100,370	**Total**	149,080

Name: BLANCHARD, ANDREW C
Blanchard, Kimberly Ann JT
Map/Lot: 38-15
Account: 265 Card: 1 of 1
Location: 26 Drakes Lane

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2
Topography	Level-slighty sloping-
Utilities	Well-Septic System-
Street	Paved
0	1103

Sale Data

Sale Date	10/16/2009
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2	KB added to deed 2017		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	ACRES-Dev. Lot (Fract.)	44,000.00	43,111	95%	Proq/Restr	40,955
Total Acres 0.96					Land Total	40,955

Dwelling Description / **Replacement Cost New**

Cape Cod/Salt Box	One Story	891 Sqft	Grade C 125	Base	76,658
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,287
Heating	100% Hot Water	Cooling	0% None	Heat	1,737
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,340
Attic	Full finished			Attic	14,189
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	Good	Typical	99,211

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	80,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Entry Enclosure(s)	1965	35	C 100	975	Good	81%	90%	100%	711
Garage, wd. fr.	1965	896	C 110	18,208	Avg+	74%	100%	100%	13,474
891 SFLA						Outbuilding Total			14,185

Accpt Land	40,960	**Accepted Bldg**	94,550	**Total**	135,510

Name: BLANCHARD, ANDREW C
Blanchard, Kimberly Ann JT
Map/Lot: 38-16
Account: 266 Card: 1 of 1
Location: DRAKES LANE

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Electricity at lot-
Street	Paved
0	1105
Reference 1	May have paved parking area of home
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Sale Data

Sale Date	10/16/2009
Sale Price	145,000
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	ACRES-Base Lot (Fract.)	21,500.00	19,705	94%	Prog/Restr	18,523
Total Acres 0.84					Land Total	18,523

Accpt Land	18,520	**Accepted Bldg**	0	**Total**	18,520

Map/Lot: 38-17
Account: 1966 Card: 1 of 1 Location: 34 Drakes Lane

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	1109

Sale Data

Sale Date	06/15/2007
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	gar bus gone		
Reference 2	32- IS THIS A RENTAL IN GARAGE-UPSTAIRS		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Proq/Restr	41,800
0.75	ACRES-Secondary ac.	5,625.00	4,219	100%	Improvemen	4,219
Total Acres 1.75					Land Total	46,019

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,000 Sqft	Grade C 113	Base	74,743
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	14,396
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	89,139

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	65,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1965	144	C 100	5,239	Avq+	74%	100%	100%	3,877
1.75S Garaqe	1965	1872	C 105	38,896	Avq.	65%	100%	100%	25,282
Entry Enclosure(s)	2012	16	C 100	728	Avq+	74%	100%	100%	539
Deck(s) wd. fr.	2015	64	C 110	705	Avq.	93%	100%	100%	656
Shed(s) wd. fr.	1965			- - - - S O U N D V A L U E - - - -					450
1,000 SFLA						Outbuilding Total			30,804

Accpt Land	46,020	**Accepted Bldg**	96,770	**Total**	142,790

Map/Lot: 38-18
Account: 921 Card: 1 of 1 Location: 0 RIVER RD

Neighborhood 22	Neighborhood 22
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Paved
0	996
Reference 1	DP deed: 1/2 interest claim -38-01A
Reference 2	CEMETARY LOT=55X60/.08AC-F5
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	44,200.00	44,200	60%	Proq/Restr	26,520
1.00	ACRES-Secondary ac.	7,000.00	7,000	60%	Proq/Restr	4,200
Total Acres 2.00					Land Total	30,720

Accpt Land 30,720 **Accepted Bldg** 0 **Total** 30,720

Map/Lot: 38-19
Account: 1982 Card: 1 of 1 Location: 329 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	985

Sale Data

Sale Date	03/02/2016
Sale Price	76,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	75%	Unimproved	4,219
0.10	ACRES-Rear land: 1st 5ac.	1,950.00	195	100%		195
Total Acres 2.10					Land Total	46,214

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,040 Sqft	Grade C 117	Base	122,364
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Hot Water	Cooling	100% None	Heat	-171
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,476
Attic	None, no access/use			Attic	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	127,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	112,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1977	744	D 126	11,970	Avg-	61%	70%	100%	5,111
Deck(s) wd. fr.	2006	128	C 100	1,282	Avg.	88%	100%	100%	1,128
Deck(s) wd. fr.	2009	144	C 110	1,586	Avg.	90%	100%	100%	1,427
Shed(s) wd. fr.	2012			- - - - S O U N D V A L U E - - - -					400
Shed(s) wd. fr.	2012			- - - - S O U N D V A L U E - - - -					500
2,080 SFLA							Outbuilding Total		8,566

Accpt Land 46,210 **Accepted Bldg** 120,920 **Total** 167,130

Name: WADE, DAVID
WADE, RAMONA M JT
Map/Lot: 38-20
Account: 3030 Card: 1 of 1
Location: 0 Flanders Way (off) @RR

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	
Street	STREET SURFACE

Sale Data

Sale Date	07/03/2001
Sale Price	1,200
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Split

Reference 1	-38-03B		
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	60%	Prog/Restr	3,375
Total Acres 1.00					Land Total	3,375

Accpt Land	3,380	**Accepted Bldg**	0	**Total**	3,380

Map/Lot: 39-01
Account: 1818 Card: 1 of 1 Location: 338 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	883

Sale Data

Sale Date	11/08/2016
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	HS, address, div f5
Reference 2	GIS: 630', on rd.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%		41,800
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
1.62	ACRES-Rear land: 1st 5ac.	1,950.00	3,159	100%		3,159
Total Acres 3.62					Land Total	56,209

Dwelling Description **Replacement Cost New**

Colonial/Traditional	One Story	630 Sqft	Grade C 107	Base	53,275
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	No Bm No Bsmnt	Basement	-4,890
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,588
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-508
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	56,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	33,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	462	C 100	19,510	Avg-	40%	95%	100%	7,414
Porch(es) open wd. fr.	1900	152	C 100	3,211	Avg-	40%	95%	100%	1,220
Conc. Slab	1900	1800	D 100	4,703	Avg-	40%	50%	100%	940
Deck(s) wd. fr.	2009	160	C 110	1,763	Avg.	90%	100%	100%	1,587
Porch Roof	2009	20	D 100	208	Avg-	84%	100%	100%	175
Shed(s) wd. fr.	2012	48	C 100	577	Avg.	92%	100%	100%	531
1,092 SFLA						Outbuilding Total			11,867

Accpt Land 56,210 **Accepted Bldg** 45,750 **Total** 101,960

Map/Lot: 39-02
Account: 1592 Card: 1 of 1 Location: 372 RIVER RD

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Level-slightly sloping-		
Utilities	Well-Septic System-		
Street	Paved		
0	937		
Reference 1	1/5/17 cert. of Foreclosure		
Reference 2			
Bldg Codes	10		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	05/07/2009
Sale Price	103,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	ACRES-Dev. Lot (Fract.)	44,000.00	34,924	93%	Multi-Fact	32,479
Total Acres 0.63					Land Total	32,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Better Double Wide	2002	28X47	B 105	72,516	Avg.	77%	100%	100%	55,837
Slab/Crawl Sp.	2002	1400	C 110	7,808	Avg.	86%	100%	100%	6,715
Shed(s) wd. fr.	2018	144	D 110	1,274	Avg.	95%	90%	100%	1,089
Shed(s) wd. fr.	2018	240	D 110	2,124	Avg.	95%	100%	100%	2,018
Deck(s) wd. fr.	2018	120	E 100	395	Avg.	95%	100%	100%	375
Deck(s) wd. fr.	2018	36	C 110	395	Avg.	95%	100%	100%	375
1,316 SFLA							Outbuilding Total		66,409

Accpt Land 32,480 **Accepted Bldg** 66,410 **Total** 98,890

Name: BELLOWS, DONNA L
BELLOWS, GEOFFREY A
Map/Lot: 39-03
Account: 195 Card: 1 of 1 Location: 384 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	905
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	ACRES-Dev. Lot (Fract.)	44,000.00	33,509	95%	Unimproved	31,834
Total Acres 0.58					Land Total	31,834

Dwelling Description / Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 118	Base	87,229
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,165
Rooms	6	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,313
Attic	None, no access/use			Attic	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	Above Average	Typical	92,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	71,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1972	78	C 118	2,369	Avg+	77%	100%	100%	1,824
1 Story, wd. fr.	1993	392	C 118	20,023	Avg.	81%	100%	100%	16,219
Basement, Unfin.	1993	392	C 118	4,001	Avg.	81%	100%	100%	3,241
Deck(s) wd. fr.	2007	240	C 110	2,642	Avg.	89%	100%	100%	2,351
Garage, wd. fr.	2017	624	C 120	14,771	Avg.	94%	100%	100%	13,885
1,568 SFLA						Outbuilding Total			37,520

Accpt Land 31,830 **Accepted Bldg** 108,900 **Total** 140,730

Name: ALLEY, DOUGLAS D
Alley, Carolyn Brennan
Map/Lot: 39-04
Account: 58 Card: 1 of 1
Location: 0 RIVER RD

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Below Street-Wet-Swampy-		
Utilities	Electricity at lot-Unknown-		
Street	Paved		
0	898		
Reference 1			
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	08/02/2013
Sale Price	400
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	ACRES-Road Frontage	11,250.00	6,413	50%	Topography	3,206
Total Acres 0.57					Land Total	3,206

Accpt Land	3,210	**Accepted Bldg**	0	**Total**	3,210

Map/Lot: 39-05
Account: 732 Card: 1 of 1 Location: 398 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	887
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	15

Sale Data

Sale Date	09/16/2002
Sale Price	77,385
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	44,000.00	31,113	95%	Unimproved	29,557
Total Acres 0.50					Land Total	29,557

Dwelling Description / **Replacement Cost New**

Ranch	One Story	920 Sqft	Grade C 120	Base	75,130
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,545
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	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	Above Average	Typical	81,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	57,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1956	660	C 110	14,157	Avg.	60%	100%	100%	8,494
Porch(es) open wd. fr.	1956	18	C 110	1,136	Avg.	60%	100%	100%	682
920 SFLA						Outbuilding Total			9,176

Accpt Land 29,560 **Accepted Bldg** 66,520 **Total** 96,080

Name: Downes Enterprise, LLC
dba Bucksport Monuments
Map/Lot: 39-07
Account: 2543 Card: 1 of 1
Location: 413 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	857

Sale Data

Sale Date	01/20/2016
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	16: new home of Bucksport Monuments		
Reference 2	was Industrial Packing		
Bldg Codes	43		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	ACRES-Dev. Lot (Fract.)	44,000.00	42,203	120%	Improvemen	50,644
Total Acres 0.92					Land Total	50,644

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,624 Sqft	Grade C 120	Base	112,470
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	25% Refrig A/C	Heat	4,307
Rooms	6	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,246
Attic	Part Cath. Clg.			Attic	4,054
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	118,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	100,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Lt Indus Bldg, Steel	1980	2240	A 100	114,767	Avg+	79%	100%	100%	90,666
Basement, Unfin.	1972	1344	C 100	10,296	Avg.	69%	100%	100%	7,104
Porch(es) open wd. fr.	1993	80	C 110	2,246	Avg.	81%	100%	100%	1,819
Entry Enclosure(s)	1993	40	C 120	1,248	Avg+	85%	100%	100%	1,061
1 Story, wd. fr.	1993	96	C 110	6,838	Avg.	81%	80%	100%	4,431
1,720 SFLA						Outbuilding Total			105,081

Accpt Land	50,640	**Accepted Bldg**	205,880	**Total**	256,520

Name: HOWARD, NORMA
GAUVIN, PAUL R

Map/Lot: 39-08
Account: 330 Card: 1 of 1 Location: 409 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	875
Reference 1	
Reference 2	
Bldg Codes	9
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	15

Sale Data

Sale Date	08/15/2002
Sale Price	57,500
Sale Type	Land & Mo-Ho
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	44,000.00	36,549	80%	Unimproved	29,239
Total Acres 0.69					Land Total	29,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MARLETTE Moho	1996	14X66	A 105	60,280	Avg.	40%	100%	100%	24,112
Deck(s) wd. fr.	1996	128	C 117	1,500	Avg.	83%	100%	100%	1,245
Shed(s) wd. fr.	2007	64	C 100	770	Avg.	89%	100%	100%	685
Deck(s) wd. fr.	2012	128	C 110	1,409	Avg.	92%	100%	100%	1,296
Shed(s) wd. fr.	2012	96	C 100	1,154	Avg.	92%	100%	100%	1,062
924 SFLA						Outbuilding Total			28,400

Accpt Land	29,240	**Accepted Bldg**	28,400	**Total**	57,640

Map/Lot: 39-09
Account: 1567 Card: 1 of 1 Location: 405 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	883
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	ACRES-Dev. Lot (Fract.)	44,000.00	36,016	95%	Unimproved	34,215
Total Acres 0.67					Land Total	34,215

Dwelling Description / Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 113	Base	84,532
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,565
Heating	100% Hot Water	Cooling	0% None	Heat	2,108
Rooms	6	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,876
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	94,081

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	79,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1972	187	C 100	2,246	Avg.	69%	100%	100%	1,550
Deck(s) wd. fr.	2000	404	C 110	4,449	Avg.	85%	100%	100%	3,782
Shed(s) wd. fr.	1999			- - - - S O U N D V A L U E - - - -					500
Shed(s) wd. fr.	1999			- - - - S O U N D V A L U E - - - -					300
1,196 SFLA							Outbuilding Total		6,132

Accpt Land 34,220 **Accepted Bldg** 85,160 **Total** 119,380

Map/Lot: 39-10
Account: 766 Card: 1 of 1 Location: 395 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	890

Sale Data

Sale Date	06/09/1977
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Reference 1	Letter re: HS 3/22/2017
Reference 2	Linda C rel. 1994
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	ACRES-Dev. Lot (Fract.)	44,000.00	38,358	95%	Unimproved	36,440
Total Acres 0.76					Land Total	36,440

Dwelling Description / **Replacement Cost New**

Conventional	One Story	936 Sqft	Grade C 117	Base	74,079
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Hot Water	Cooling	0% None	Heat	-3,702
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	Full finished			Attic	13,952
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	87,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	None	68%	98%	100%	58,386

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1980	120	C 100	1,201	Fair	50%	100%	100%	600
936 SFLA							Outbuilding Total		600

Accpt Land	36,440	**Accepted Bldg**	58,990	**Total**	95,430

Map/Lot: 39-11
Account: 2101 Card: 1 of 1 Location: 387 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	900

Sale Data

Sale Date	12/13/2012
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	sold with 2102		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.37	ACRES-Secondary ac.	5,625.00	2,081	100%		2,081
Total Acres 1.37					Land Total	46,081

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One & 1/2 Story	616 Sqft	Grade C 115	Base	77,469
Exterior	Composite	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	9	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,980
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Modern	Typical	Good	Typical	83,449

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	101%	100%	62,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Swimming Pool	1990	800	C 100	17,750	Avg.	79%	50%	100%	7,011
1.75S Garage	1998	1248	C 110	28,257	Avg.	84%	100%	100%	23,736
Shed(s) wd. fr.	1990	200	C 85	2,041	Avg.	79%	100%	100%	1,612
Basement, Unfin.	1940	220	C 100	2,142	Avg.	51%	95%	100%	1,037
1 Story, wd. fr.	1991	748	C 123	36,774	Avg.	80%	95%	100%	27,948
Deck(s) wd. fr.	1991	176	C 100	1,763	Avg.	80%	100%	100%	1,410
Canopy, wd. fr.	2013	312	C 100	1,875	Avg.	92%	100%	100%	1,725
Porch Roof	1940	88	C 100	931	Avg.	51%	0%	100%	0
Porch(es) encl. wd. fr.	1940	144	C 120	6,287	Avg.	51%	100%	100%	3,206
1,672 SFLA						Outbuilding Total			67,685

Accpt Land	46,080	**Accepted Bldg**	130,060	**Total**	176,140

Name: Worrell, Timothy
Worrell, Kristin D
Map/Lot: 39-12
Account: 2105 Card: 1 of 1 Location: 381 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	915
Reference 1	HS off at sale
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Sale Data

Sale Date	12/20/2018
Sale Price	89,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	ACRES-Dev. Lot (Fract.)	44,000.00	40,086	95%	Unimproved	38,082
Total Acres 0.83					Land Total	38,082

Dwelling Description / **Replacement Cost New**

Colonial/Traditional	One Story	480 Sqft	Grade C 110	Base	47,476
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	824
Rooms	7	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	6,727
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1937	1999	Typical	Typical	Good	Typical	54,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	39,919

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1937	80	C 110	6,198	Avg+	62%	95%	100%	3,651
Porch(es) encl. wd. fr.	1937	120	C 100	4,727	Avg+	62%	100%	100%	2,931
Shed(s) wd. fr.	2012	96	D 125	965	Avg.	92%	100%	100%	888
560 SFLA						Outbuilding Total			7,470

Accpt Land 38,080 **Accepted Bldg** 47,390 **Total** 85,470

Map/Lot: 39-13
Account: 171 Card: 1 of 1 Location: 375 RIVER RD

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Level-slightly sloping-Gently sloping-rolling-		
Utilities	Well-Septic System-		
Street	Paved		
0	932		
Reference 1			
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	04/13/2005
Sale Price	149,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Other

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.30	ACRES-Secondary ac.	5,625.00	1,688	100%		1,688
Total Acres 1.30					Land Total	45,688

Dwelling Description / **Replacement Cost New**

Split Level	One Story	624 Sqft	Grade C 127	Base	62,896
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	624 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,213
Heating	100% Hot Water	Cooling	0% None	Heat	1,236
Rooms	0	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,566
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,604
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	81,515

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	61,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1970	572	C 127	29,853	Avg+	76%	95%	100%	21,554
1S Overhang, wd. fr.	1970	48	C 127	2,694	Avg+	76%	100%	100%	2,047
Garage, wd. fr.	1976	896	C 110	18,208	Avg.	71%	95%	100%	12,282
Deck(s) wd. fr.	1999	32	C 105	335	Avg.	84%	100%	100%	281
Shed(s) wd. fr.	1987	256	C 110	3,383	Avg.	78%	100%	100%	2,639
Slab/Crawl Sp.	1970	572	C 127	3,682	Avg+	76%	100%	100%	2,798
Patio	1999	100	D 100	403	Avg.	84%	100%	100%	339
SwimPool, Above Grnd	2018	314	C 100	447	Avg.	95%	100%	100%	425
1,244 SFLA							Outbuilding Total		42,365

Accpt Land 45,690 **Accepted Bldg** 104,320 **Total** 150,010

Name: BENNETT, JASON E
BENNETT, SUSAN E
Map/Lot: 39-14
Account: 204 Card: 1 of 1 Location: 369 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	946
Reference 1	Pd $87,500 in 1999 = 128k in '17
Reference 2	5/15: "rental property"
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Sale Data

Sale Date	07/21/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	ACRES-Dev. Lot (Fract.)	44,000.00	38,610	97%	Unimproved	37,452
Total Acres 0.77					Land Total	37,452

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	544 Sqft	Grade C 110	Base	80,131
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-467
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-389
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-545
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2018	Typical	Typical	Above Average	Typical	81,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	48,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	468	C 110	21,702	Avg+	60%	99%	100%	12,891
Basement, Unfin.	1860	468	C 110	4,337	Avg+	60%	99%	100%	2,576
Porch(es) open wd. fr.	1860	108	C 110	2,746	Avg+	60%	99%	100%	1,632
Entry Enclosure(s)	1860	25	C 110	931	Avg+	60%	99%	100%	553
Deck(s) wd. fr.	2015	64	C 110	705	Avg.	93%	100%	100%	656
Garage, wd. fr.	1986	780	C 105	15,480	Avg.	77%	100%	100%	11,920
Attic , Finished	1986	780	C 100	9,937	Avg.	77%	100%	100%	7,651
Deck(s) wd. fr.	1986	48	C 120	577	Avg+	82%	100%	100%	473
1,810 SFLA							Outbuilding Total		38,352

Accpt Land 37,450 **Accepted Bldg** 86,950 **Total** 124,400

Map/Lot: 39-15
Account: 1509 Card: 1 of 1 Location: 363 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	956
Reference 1	BJ died 3/2018 per daughter, Tracey Davis.
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	5 11 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
Total Acres 1.00					Land Total	41,800

Dwelling Description / Replacement Cost New

Conventional	One Story	676 Sqft	Grade C 100	Base	51,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-527
Foundation	Various mat'ls	Basement	BWetx Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,612
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-510
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	59,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	100%	34,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	170	C 100	8,905	Avg+	60%	98%	100%	5,236
Basement, Unfin.	1880	170	C 100	1,778	Avg+	60%	98%	100%	1,046
1 Story, wd. fr.	1880	72	C 100	5,346	Avg+	60%	98%	100%	3,144
Basement, Unfin.	1880	72	C 100	1,069	Avg+	60%	98%	100%	628
Porch(es) encl. wd. fr.	1880	108	C 100	4,469	Avg+	60%	98%	100%	2,627
Shed(s) wd. fr.	1880			- - - - S O U N D	V A L U E - - - -				300
Deck(s) wd. fr.	2007	140	C 110	1,542	Avg.	89%	100%	100%	1,372
918 SFLA						Outbuilding Total			14,353

Accpt Land	41,800	**Accepted Bldg**	49,280	**Total**	91,080

Map/Lot: 39-16
Account: 1332 Card: 1 of 1 Location: 361 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	963
Reference 1	
Reference 2	*fm-08-095 divorce granted to David
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.50	ACRES-Secondary ac.	5,625.00	2,813	50%	Unimproved	1,406
Total Acres 1.50					Land Total	43,206

Dwelling Description / Replacement Cost New

Conventional	One Story	696 Sqft	Grade D 142	Base	50,146
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-516
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-499
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	48,701

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	99%	100%	28,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1920	144	D 142	4,984	Avg+	60%	99%	100%	2,960
Entry Enclosure(s)	1920	36	D 142	941	Avg+	60%	99%	100%	559
Basement, Unfin.	1980	80	D 126	952	Avg-	63%	100%	100%	600
Shed(s) wd. fr.	1960	528	D 130	5,525	Fair	32%	100%	100%	1,768
1 Story, wd. fr.	1920	84	D 126	4,880	Avg-	40%	95%	100%	1,854
Porch(es) open wd. fr.	1920	28	D 126	1,011	Avg-	40%	100%	100%	404
Deck(s) wd. fr.	2018	70	C 105	736	Avg.	95%	100%	100%	699
780 SFLA						Outbuilding Total			8,844

Accpt Land 43,210 **Accepted Bldg** 37,770 **Total** 80,980

Name: WADE, DAVID
WADE, RAMONA
Map/Lot: 39-17
Account: 2654 Card: 1 of 1 Location: 20 Flanders Way

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	974
Reference 1	Full dormer = 1 3/4 sty
Reference 2	Deed: Triangle- South border is ROW.
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	2 11 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
1.00	ACRES-Secondary ac.	5,625.00	5,625	40%	Size/Shape	2,250
Total Acres 2.00					Land Total	41,850

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	504 Sqft	Grade C 107	Base	68,135
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,472
Rooms	4	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	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	Above Average	Typical	69,607

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Basement	None	60%	98%	100%	40,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1998	768	C 100	14,555	Avg.	84%	90%	100%	11,003
1 Story, wd. fr.	1930	160	C 107	9,139	Avg+	60%	98%	100%	5,373
Basement, Unfin.	1930	160	C 107	1,825	Avg.	50%	0%	100%	0
1 Story, wd. fr.	1930	160	C 107	9,139	Avg+	60%	98%	100%	5,373
1,202 SFLA						Outbuilding Total			21,749

Accpt Land 41,850 **Accepted Bldg** 62,680 **Total** 104,530

Name: HATCH, KENDALL W JR (Heirs of)
HATCH, KAREN A JT*
Map/Lot: 39-18
Account: 1339 Card: 1 of 1 Location: 30 Flanders Way

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	969

Sale Data

Sale Date	07/01/1993
Sale Price	27,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	

Reference 1	KWH died 2-05-18. HS off.
Reference 2	*F5 ROW- B887, P342
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	80%	Access/Loc	35,200
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
0.30	ACRES-Rear land: 1st 5ac.	1,950.00	585	100%		585
Total Acres 2.30					Land Total	38,598

Dwelling Description / **Replacement Cost New**

Ranch	One Story	936 Sqft	Grade C 100	Base	63,315
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm CrawlSp	Basement	-3,869
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,582
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-706
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	57,158

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damaged	Location	57%	90%	90%	26,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1999	840	C 100	15,678	Avg.	84%	100%	90%	11,853
Shed(s) wd. fr.	1995	96	D 100	772	Fair	64%	95%	90%	422
Deck(s) wd. fr.	1990	48	C 100	481	Avg-	70%	100%	90%	303
Deck(s) wd. fr.	1999	36	C 110	395	Avg-	76%	50%	90%	135
936 SFLA							Outbuilding Total		12,713

Accpt Land 38,600 **Accepted Bldg** 39,100 **Total** 77,700

Name: HATCH, KENDALL W JR (Heirs of)
HATCH, KAREN A
Map/Lot: 39-19
Account: 1340 Card: 1 of 1
Location: Flanders Way (off)

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	
Street	Right-of-way
0	962
Reference 1	HATCH, KENDALL W JR JT died 2-5-18.
Reference 2	
Bldg Codes	0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Secondary ac.	5,625.00	1,688	35%		591
Total Acres 0.30				Land Total		591

Accpt Land 590 **Accepted Bldg** 0 **Total** 590

Name: HATCH, KENDALL W JR (Heirs of)
HATCH, KAREN A
Map/Lot: 39-20
Account: 1990 Card: 1 of 1
Location: Flanders Way (off)

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Gently sloping-rolling-		
Utilities			
Street	Right-of-way		
0	958		
Reference 1	HATCH, KENDALL W JR JT died 2-5-18.		
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	05/19/2004
Sale Price	300
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Rear land: 6-10ac.	975.00	332	100%		332
Total Acres 0.34				Land Total		332

Accpt Land 330 **Accepted Bldg** 0 **Total** 330

Name: WADE, DAVID
WADE, RAMONA

Map/Lot: 39-21

Account: 2655 Card: 1 of 1

Location: Flanders Wy @ River Rd

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Paved
0	963

Reference 1	-39-16A		
Reference 2			
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	ACRES-Base Lot (Fract.)	21,500.00	16,089	100%		16,089
Total Acres 0.56				Land Total		16,089

Accpt Land	16,090	**Accepted Bldg**	0	**Total**	16,090

Map/Lot: 39-22
Account: 1516 Card: 1 of 1 Location: 0 FLANDERS WAY

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Right-of-way
0	999
Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Sale Data

Sale Date	09/18/2018
Sale Price	6,250
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	ACRES-Base Lot (Fract.)	21,500.00	18,988	40%	Access/Loc	7,595
Total Acres 0.78					Land Total	7,595

Accpt Land 7,600 **Accepted Bldg** 0 **Total** 7,600

Name: JOHNSON, STANLEY (DEVISEES)
C/O LYNNE A JOHNSON
Map/Lot: 39-23
Account: 1522 Card: 1 of 1
Location: FLANDERS WAY OFF

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	0
0	1004
Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	ACRES-Base Lot	21,500.00	11,825	35%	Access/Loc	4,139
Total Acres 0.55					Land Total	4,139

Accpt Land	4,140	**Accepted Bldg**	0	**Total**	4,140

Map/Lot: 39-24
Account: 1991 Card: 1 of 1 Location: 343 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	980
Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	ACRES-Developed Lot	44,000.00	33,440	100%		33,440
Total Acres 0.76				Land Total		33,440

Dwelling Description / Replacement Cost New

Ranch	One Story	980 Sqft	Grade C 105	Base	68,523
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-803
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-983
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-776
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	Typical	Typical	Average	Typical	65,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	99%	100%	35,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75S Garage	1990	840	C 95	17,350	Avg.	79%	100%	100%	13,706
1 Story, wd. fr.	1998	165	D 123	7,189	Avg.	84%	100%	100%	6,039
Deck(s) wd. fr.	2002	72	C 100	720	Avg.	86%	100%	100%	619
1,145 SFLA						Outbuilding Total			20,364

Accpt Land 33,440 **Accepted Bldg** 55,920 **Total** 89,360

Map/Lot: 39-25
Account: 2102 Card: 1 of 1 Location: 0 RIVER RD (off)

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Gently sloping-rolling-		
Utilities			
Street	Unknown		
0	931		
Reference 1			
Reference 2	sold with 2101		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	12/13/2012
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Public Record
Validity	Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Access/Loc	2,813
0.20	ACRES-Rear land: 1st 5ac.	1,950.00	390	100%		390
Total Acres 1.20					Land Total	3,203

Accpt Land 3,200 **Accepted Bldg** 0 **Total** 3,200

Name: WADE, DAVID
WADE, RAMONA
Map/Lot: 39-26
Account: 2653 Card: 1 of 1 Location: 0 Flanders Way@RR tracks

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Gently sloping-rolling-		
Utilities	Electricity at lot-		
Street	Gravel		
0	94		
Reference 1			
Reference 2			
Bldg Codes	98		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	12/31/1991
Sale Price	2,200
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	50%	Multi-Fact	10,750
Total Acres 1.00					Land Total	10,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	0			- - - - S O U N D V A L U E - - - -					500
								Outbuilding Total	500

Accpt Land 10,750 **Accepted Bldg** 500 **Total** 11,250

Name: MCDONALD, JAMES
MCDONALD, LINDA
Map/Lot: 39-27
Account: 1822 Card: 1 of 1 Location: 16 McDonald Alley Lane

Neighborhood 22	Neighborhood 22
Tree Growth	2006
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-Varied Topography-
Utilities	Well-Septic System-
Street	Gravel
0	833

Reference 1	TG penalty f5 -39-01C		
Reference 2	Mortgage f5. Cut 2 ac 2017		
Bldg Codes	1		
X Coordinate	2016	Y Coordinate	2026
Exemption(s)	11 0 0	Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	97%	Unimproved	63,050
1.50	ACRES-Secondary ac.	7,000.00	10,500	100%		10,500
8.00	ACRES-TG Mixed	159.00	1,272	100%		1,272
0.50	ACRES-TG Hardwood	124.00	62	100%		62
Total Acres 11.00					Land Total	74,884

Dwelling Description / Replacement Cost New

Conventional	Two Story	496 Sqft	Grade C 110	Base	74,311
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	No Bm CrawlSp	Basement	-2,610
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,702
Rooms	6	Extras	Generator2		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,030
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,720
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	Avg-	80,153

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	83%	95%	100%	63,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1988	224	C 100	10,865	Avg.	78%	90%	100%	7,628
2 Story, wd. fr.	1992	186	C 100	16,601	Avg.	80%	90%	100%	11,953
Basement, Unfin.	1992	186	C 100	1,895	Avg.	80%	100%	100%	1,516
1 Story, wd. fr.	1992	558	C 100	22,997	Avg.	80%	98%	100%	18,030
Basement, Unfin.	1992	558	C 100	4,594	Avg.	80%	100%	100%	3,675
Shed(s) wd. fr.	2000			- - - - S O U N D	V A L U E - - - -				1,000
Screen Porch	2000	80	C 100	2,233	Avg.	85%	100%	100%	1,898
Garage, wd. fr.	2018	320	C 115	8,700	Avg.	95%	90%	100%	7,438
2,146 SFLA							Outbuilding Total		53,138

Accpt Land	74,880	**Accepted Bldg**	116,340	**Total**	191,220

Map/Lot: 39-28
Account: 1322 Card: 1 of 1 Location: 366 RIVER RD

Neighborhood 15	Neighborhood 15		
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL		
Topography	Gently sloping-rolling-		
Utilities	Well-Septic System-		
Street	Paved		
0	945		
Reference 1	-39-01A		
Reference 2			
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Sale Data

Sale Date	06/04/2003
Sale Price	39,000
Sale Type	Land & Mo-Ho
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	ACRES-Dev. Lot (Fract.)	44,000.00	36,549	75%	Unimproved	27,412
Total Acres 0.69					Land Total	27,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
COMMODORE Moho	1992	14X66	B 100	45,536	Avg.	40%	100%	100%	18,214
Shed(s) wd. fr.	2012	128	C 100	1,537	Avg.	92%	100%	100%	1,414
Deck(s) wd. fr.	2010	48	C 110	528	Avg.	91%	100%	100%	480
924 SFLA								Outbuilding Total	20,108

Accpt Land	27,410	**Accepted Bldg**	20,110	**Total**	47,520

Map/Lot: 39-29
Account: 19 Card: 1 of 1 Location: 376 RIVER RD

Neighborhood 15	Neighborhood 15
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved

Sale Data

Sale Date	10/07/2010
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Reference 1	-39-002A		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	ACRES-Dev. Lot (Fract.)	44,000.00	39,844	90%	Topography	35,859
Total Acres 0.82					Land Total	35,859

Dwelling Description / **Replacement Cost New**

Rebuilt Older Home	One Story	1,007 Sqft	Grade C 105	Base	69,776
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,491
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	100% None	Heat	-1,649
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,594
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	2010	Typical	Typical	Good	Typical	66,230

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	54,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
						Percent Good			
1 Story, wd. fr.	1993	120	C 100	7,088	Avg.	81%	100%	100%	5,741
Garage, wd. fr.	1967	520	C 100	10,686	Avg.	66%	90%	100%	6,348
1,127 SFLA						Outbuilding Total			12,089

Accpt Land	35,860	**Accepted Bldg**	66,400	**Total**	102,260

Name: ALLEY, DOUGLAS D
Alley, Carolyn Brennan JT
Map/Lot: 39-30
Account: 41 Card: 1 of 1 Location: 15 McDonald Alley Lane

Neighborhood 22	Neighborhood 22
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-Varied Topography-
Utilities	Well-Septic System-
Street	Gravel
0	833

Reference 1	-39-01B		
Reference 2	B1527P0093 former card 2		
Bldg Codes	91		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	ACRES-Developed Lot	65,000.00	97,500	90%	Unimproved	87,750
1.00	ACRES-Secondary ac.	7,000.00	7,000	100%		7,000
0.71	ACRES-Rear land: 1st 5ac.	1,950.00	1,385	100%		1,385
Total Acres 3.21					Land Total	96,135

Dwelling Description / Replacement Cost New

Contemporary/Modern	Two & 1/2 Story	864 Sqft	Grade B 105	Base	160,393
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Various mat'ls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,706
Rooms	9	Extras	Alt. Energy 1	.....	1,147
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,150
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	7,262
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	182,658

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	157,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1994	144	B 100	6,968	Avg+	86%	100%	100%	5,992
Bay Window(s) wd. fr.	1994	81	B 100	4,761	Avg+	86%	100%	100%	4,094
2S Garage, wd. fr.	1998	560	C 100	13,572	Avg+	86%	100%	100%	11,672
Patio	2001	192	B 110	1,687	Avg.	85%	100%	100%	1,434
Shed(s) wd. fr.	1994			- - - - S O U N D	V A L U E - - - -				2,500
Seasonal Camp	1975			- - - - S O U N D	V A L U E - - - -				11,300
Porch(es) open wd. fr.	1975	224	D 126	3,697	Avg.	71%	50%	100%	1,312
1 Story, wd. fr.	1975	400	D 126	14,570	Avg.	71%	50%	100%	5,173
Shed(s) wd. fr.	2017	272	C 100	3,268	Avg.	94%	100%	100%	3,072
2,641 SFLA							Outbuilding Total		46,549

Accpt Land	96,140	**Accepted Bldg**	203,640	**Total**	299,780

Name: MCDONALD, JAMES
MCDONALD, LINDA

Map/Lot: 39-31

Account: 1821 Card: 1 of 1 Location: 0 McDonald Alley Lane

Neighborhood 22	Neighborhood 22
Tree Growth	2006
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Gravel
0	833

Reference 1	-39-01D		
Reference 2	proposed split on deedplotter		
Bldg Codes	0		
X Coordinate	2016	Y Coordinate	2026
Exemption(s)		Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	ACRES-TG Mixed	159.00	636	100%		636
2.30	ACRES-TG Hardwood	124.00	285	100%		285
0.50	ACRES-Secondary ac.	7,000.00	3,500	100%		3,500
Total Acres 6.80					Land Total	4,421

Accpt Land 4,420 **Accepted Bldg** 0 **Total** 4,420

Map/Lot: 39-31-1
Account: 3212 Card: 1 of 1 Location: 7 McDonald Alley Lane

Neighborhood 22 Neighborhood 22

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-Varied Topography-
Utilities	Well-Septic System-
Street	Gravel

Sale Data

Sale Date	10/22/2007
Sale Price	124,900
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	Why no street no.?
Reference 2	
Bldg Codes	8
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	90%	Unimproved	58,500
1.00	ACRES-Secondary ac.	7,000.00	7,000	100%		7,000
0.92	ACRES-Rear land: 1st 5ac.	1,950.00	1,794	100%		1,794
Total Acres 2.92					Land Total	67,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2010			- - - - S O U N D V A L U E - - - -					2,500
Deck(s) wd. fr.	2010	128	C 110	1,409	Avg.	91%	100%	100%	1,282
1 Story, wd. fr.	2012	64	C 110	5,559	Avg.	92%	90%	100%	4,603
Other	2012			- - - - S O U N D V A L U E - - - -					400
Camper Trailer	2012			- - - - S O U N D V A L U E - - - -					3,000
Porch(es) encl. wd. fr.	2014	256	C 120	9,162	Avg.	93%	100%	100%	8,521
64 SFLA							Outbuilding Total		20,306

Accpt Land 67,290 **Accepted Bldg** 20,310 **Total** 87,600