

3-106

9462 305

Gean, Donald H And Pamela S

Po Box 91

Binette, Nathan A.

10-22-10	15967	251	90,000
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LAND VALUE COMPUTATIONS AND SUMMARY

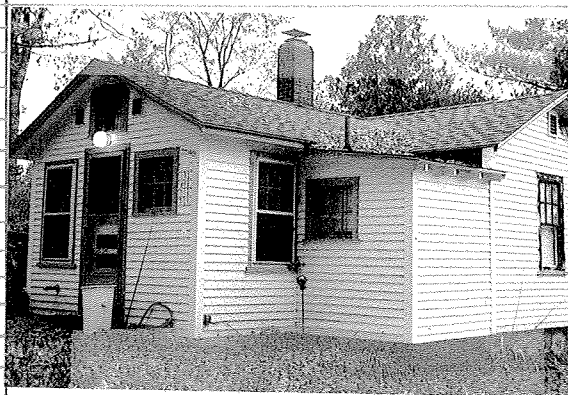
CLASSIFICATION		NO. OF ACRES	RATE	\$/50	TOTAL
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
BASE		0.25			54000
TRP SITE					5000
TOTAL ACREAGE		0.25			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
TOTAL VALUE LAND					59000
TOTAL VALUE BUILDINGS					53706
TOTAL VALUE LAND & BUILDINGS					112700

LAND VALUE COMPUTATIONS AND SUMMARY

[illegible]

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS	
			LEVEL		WATER	Town ✓
			HIGH		SEWER	septic ✓
			LOW		GAS	
			ROLLING	✓	ELECTRICITY	✓
			SWAMPY		ALL UTILITIES	
MEMORANDA						
			STREET		TREND OF DISTRICT	
			PAVED	✓	IMPROVING	
			SEMI-IMPROVED		STATIC	✓
			DIRT		DECLINING	
			SIDEWALK		BLIGHTED	



INSPECTION WITNESSED BY:

PROPERTY INFORMATION

LAND COST			
BLDG. COST			
SALE PRICE			
RENT			
EXPENSE			
NET RENT			
LAND	@	o/o	equals
BLDG.		o/o	equals
TOTAL			

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL

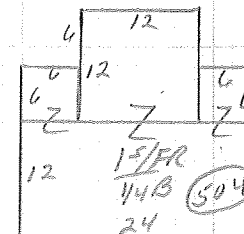
COLOR BUILDING *White/Black*

BUILDING RECORD

EST. 10/22/23 2:10

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS				
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES				
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME	5 STUCCO	9 CONCRETE		
BASEMENT					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.		
					TOILET ROOM			3 GLASS	7 STONE			
1 2 3 4 5					SINK/LAVATORY/SS			4 C B	8 METAL			
NONE CRAWL 1/4 1/2 FULL								A		B		
FOUNDATION					WATER CLOSET/URINAL			EXTERIOR WALLS				
P	B & S	CB	CONC					PERIMETER		L/F	L/F	
HEATING					NO PLUMBING							
					OTHER FEATURES			PERIM. AREA RATIO				
NO HEAT <i>MONITOR</i>					PART MASONRY WALLS			NO. OF UNITS				
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) <i>NO</i>			AVG. UNIT SIZE				
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE				
HW/STEAM BB RAD					BSMT. GAR 1 2			SCHEDULE				
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.				
R CON./ELC.					MODERN KITCHEN <i>NO</i>			BASEMENT				
ATTIC					EXTERIOR BETTER			FIRST				
1	2	3	4	5	INTERIOR BETTER			SECOND				
NONE UNFIN. 1/4 1/2 FULL								THIRD				
								BASE PRICE				
ROOF					LIVING ACCOMMODATIONS			B P A				
SHINGLES ASP/ASB/WOOD					NO. OF UNITS / BED ROOMS /			SUB TOTAL				
SLATE/TILE/METAL					TOTAL ROOMS 3 FAMILY ROOMS			LIGHTING				
ROLL/T & G					DWELLING COMPUTATIONS			HTG/AIR CON.				
EXTERIOR WALLS								SPRINKLER				
LEVEL/DROP/ALUM/VIN					1.0 STORY <i>P</i> <i>M</i>			PARTITIONS				
SHINGLE ASPH/ASB/WOOD					504 S.F. 54000			INTERIOR FINISH				
B/STUCCO/BRICK VENEER/STONE					BASEMENT - 2600			SF/CF PRICE				
MASONITE/TI-II					HEATING - 1800			AREA CUBED				
SLATE GLASS - AL/WD								SUB TOTAL				
FLOORS					PLUMBING			M & O.F.				
					ATTIC			ADDITIONS				
CONG/DIRT					INTERIOR FINISH			TOTAL BASE				
HARD WOOD					ADD. & PORCHES			GRADE FACTOR				
SOFT WOOD/SUB								REPLACEMENT COST				
TILE								FUNCTIONAL DEPRECIATION FACTORS				
V - W								SURPLUS CAP				
OISTS								ENCROACHMENTS				
								COMM. LOCATION				
								OVERBUILT				
								STRUCTURAL				
INTERIOR FINISH					TOTAL	49600		TYPE				
MIX					GRADE	82		LOC.				
PORTLAND CEMENT					TOTAL	40670		NO.				
PANELING					O. F.			CONSTRUCTION				
FIBERBOARD					TOTAL			SIZE				
UNFINISHED					C & D FACTOR			RATE				
REMODELING DATA								GRADE				
KITCHEN								ERECTED				
PLUMBING								CONDITION				
HEAT								REPLACEMENT COST				
BASEMENT								DEPR.				
OTHER								TRUE VALUE				
					REPL. COST	40670		TOTAL CARDS 2 THRU 2		33570		
								TOTAL VALUE ALL BUILDINGS		53700		

SKETCH

2052
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CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL

MEMORANDA

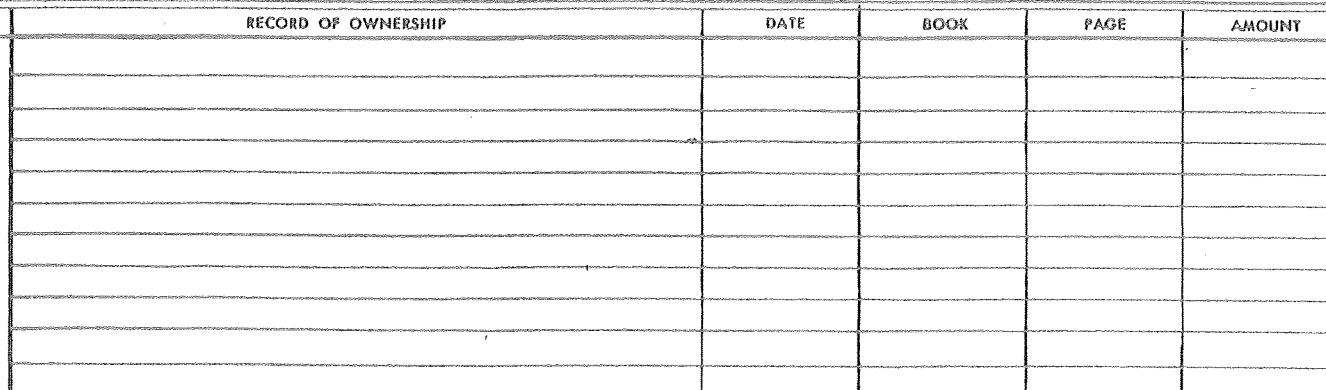
SUMMARY OF BUILDINGS

	TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING				1-5/FR	5042		D	1924	AV -	40670	45/10	20130
GARAGE												
BARN												
SHED												
COMMERCIAL BUILDING												
LISTED												
DATE												

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE TWO

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
DEPRECIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.

PARKER APPRAISAL CO.

COLOR BUILDING *Weathered*BUILDING RECORD *EST. 10/22/03 2.30*

OCCUPANCY <i>Built Around</i>				PLUMBING			COMMERCIAL COMPUTATIONS			
1	2	3	4		NO.	M	O			
VAC. LOT DWELLING COMM. OTHER				STANDARD				EXTERIOR WALL CODES		
BASEMENT				BATHROOM				1 FRAME	5 STUCCO	9 CONCRETE
TOILET ROOM								2 BRICK	6 TILE	10 ENAM. STL.
NONE CRAWL 1/4 1/2 FULL				SINK/LAVATORY/SS				3 GLASS	7 STONE	
FOUNDATION				WATER CLOSET/URINAL				4 C B	8 METAL	
B & S CB CONC								A B		
HEATING				NO PLUMBING				EXTERIOR WALLS		
M O				OTHER FEATURES				PERIMETER L/F L/F		
NO HEAT				PART MASONRY WALLS				PERIM. AREA RATIO		
NO HEAT 2ND ONLY				FIREPLACE (INGRADE) <i>N/O</i>				NO. OF UNITS		
WARM AIR <i>EG</i>				BSMT. RR/APT.				AVG. UNIT SIZE		
HW/STEAM BB RAD				BSMT. GAR 1 2				BASEMENT SIZE		
FLOOR/WALL FURNACE				BUILT-IN RANGE/DW/DISP				SCHEDULE		
AIR CON./ELBC.				MODERN KITCHEN				HT.		
ATTIC				EXTERIOR BETTER				BASEMENT		
NONE UNFIN. 1/4 1/2 FULL				INTERIOR BETTER				FIRST		
ROOF				LIVING ACCOMMODATIONS				SECOND		
SHINGLES ASP/ASB/WOOD				NO. OF UNITS/0 BED ROOMS <i>2</i>				THIRD		
SLATE/TILE/METAL				TOTAL ROOMS <i>5</i> FAMILY ROOMS				BASE PRICE		
ROLL/T & G				DWELLING COMPUTATIONS				B P A		
EXTERIOR WALLS				<i>1.0</i> STORY <i>Ⓟ</i> M				SUB TOTAL		
BEVEL/DROP/ALUM/VIN				<i>1092</i> S.F. <i>82000</i>				LIGHTING		
SHINGLE ASPH/ASB/WOOD				BASEMENT <i>- 8200</i>				HTG/AIR CON.		
CB/STUCCO/BRICK VENEER/STONE				HEATING				SPRINKLER		
MASONITE/TEP				PLUMBING				PARTITIONS		
PLATE GLASS - AL/WD				ATTIC				INTERIOR FINISH		
FLOORS				INTERIOR FINISH				SF/CF PRICE		
CONC/DIRT				ADD. & PORCHES <i>+500</i>				AREA CUBED		
HARD WOOD								SUB TOTAL		
SOFT WOOD/SUB								M & O.F.		
TILE								ADDITIONS		
W - W								TOTAL BASE		
JOISTS								GRADE FACTOR		
INTERIOR FINISH								REPLACEMENT COST		
B 1 2 3 A								FUNCTIONAL DEPRECIATION FACTORS		
DRY WALL/PLASTER				TOTAL <i>74300</i>				SURPLUS CAP		
PANELING				GRADE <i>82</i>				ENCROACHMENTS		
FIBERBOARD				TOTAL <i>60930</i>				ECONOMIC		
UNFINISHED				O. F.				BLIGHTED AREA		
REMODELING DATA				TOTAL				COMM. LOCATION		
KITCHEN				C & D FACTOR				OBSCOLESCENCE		
PLUMBING								OVERBUILT		
HEAT								STRUCTURAL		
BASEMENT										
OTHER										
REPL. COST										

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			<i>15/FR</i>	<i>1092</i>		<i>D</i>	<i>1970</i>	<i>A</i>	<i>60930</i>	<i>40/10</i>	<i>32900</i>
GARAGE											
BARN											
SHED	<i>Ⓟ</i>		<i>15/FR 8x10</i>	<i>80</i>	<i>1750</i>	<i>C</i>	<i>011</i>	<i>F</i>	<i>1400</i>	<i>40/20</i>	<i>670</i>
TOTAL CARDS THRU											
TOTAL VALUE ALL BUILDINGS <i>33570</i>											

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE TWO

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
DEPRECIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.