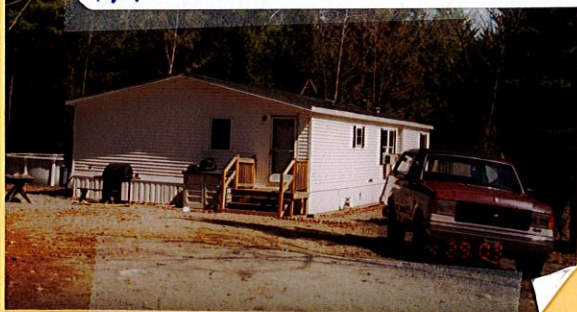


**MIDDLE BRANCH DRIVE**



7-5-A

**5572 139**

Wyman, Robert J

111 Middle Branch Dr

Wyman, Robert J & Brenda L

9-2-20

18363

207

### LAND VALUE COMPUTATIONS AND SUMMARY

| CLASSIFICATION               |       | NO. OF ACRES |              | RATE <u>300</u> | TOTAL         |               |               |
|------------------------------|-------|--------------|--------------|-----------------|---------------|---------------|---------------|
| TILLABLE                     |       |              |              |                 |               |               |               |
| PASTURE                      |       |              |              |                 |               |               |               |
| WOODLAND                     |       | <u>2.30</u>  |              | <u>4000</u>     | <u>9200</u>   |               |               |
| WASTE LAND                   |       |              |              |                 |               |               |               |
| BASE                         |       | <u>1.0</u>   |              |                 | <u>50000</u>  |               |               |
| TOTAL ACREAGE                |       | <u>3.30</u>  |              |                 |               |               |               |
| FRONTAGE                     | DEPTH | UNIT PRICE   | DEPTH FACTOR | FRONT FT. PRICE |               |               |               |
| <u>93</u>                    |       |              |              |                 |               |               |               |
|                              |       |              |              |                 |               |               |               |
|                              |       |              |              |                 |               | (26)          | (22)          |
| TOTAL VALUE LAND             |       |              |              |                 | <u>59200</u>  | <u>59200</u>  | <u>59200</u>  |
| TOTAL VALUE BUILDINGS        |       |              |              |                 | <u>72000</u>  | <u>74700</u>  | <u>88200</u>  |
| TOTAL VALUE LAND & BUILDINGS |       |              |              |                 | <u>131200</u> | <u>133900</u> | <u>147400</u> |

### LAND VALUE COMPUTATIONS AND SUMMARY

| LAND VALUE COMPUTATIONS AND SUMMARY |       |              |              |                 |       |
|-------------------------------------|-------|--------------|--------------|-----------------|-------|
| CLASSIFICATION                      |       | NO. OF ACRES |              | RATE            | TOTAL |
| SOFTWOOD                            |       |              |              |                 |       |
| MIXED WOOD                          |       |              |              |                 |       |
| HARDWOOD                            |       |              |              |                 |       |
| WASTE LAND                          |       |              |              |                 |       |
| BASE                                |       |              |              |                 |       |
| TOTAL ACREAGE                       |       |              |              |                 |       |
| FRONTAGE                            | DEPTH | UNIT PRICE   | DEPTH FACTOR | FRONT FT. PRICE |       |
|                                     |       |              |              |                 |       |
|                                     |       |              |              |                 |       |
|                                     |       |              |              |                 |       |
| TOTAL VALUE LAND                    |       |              |              |                 |       |
| TOTAL VALUE BUILDINGS               |       |              |              |                 |       |
| TOTAL VALUE LAND & BUILDINGS        |       |              |              |                 |       |

## BUILDING PERMIT RECORD

| PERMIT NO.               | EST. COST | DATE | TOPOGRAPHY           |   | IMPROVEMENTS      |           |  |  |
|--------------------------|-----------|------|----------------------|---|-------------------|-----------|--|--|
| 60-ADD Skid              |           |      | LEVEL                |   | WATER             | Drilled ✓ |  |  |
|                          |           |      | HIGH                 |   | SEWER             | septic ✓  |  |  |
|                          |           |      | LOW                  |   | GAS               |           |  |  |
|                          |           |      | ROLLING              | ✓ | ELECTRICITY       | ✓         |  |  |
|                          |           |      | SWAMPY               |   | ALL UTILITIES     |           |  |  |
| MEMORANDA                |           |      |                      |   |                   |           |  |  |
| ② GAR + DECK 100%        |           |      |                      |   |                   |           |  |  |
|                          |           |      |                      |   |                   |           |  |  |
|                          |           |      |                      |   |                   |           |  |  |
|                          |           |      | STREET               |   | TREND OF DISTRICT |           |  |  |
|                          |           |      | PAVED                |   | IMPROVING         |           |  |  |
|                          |           |      | SEMI-IMPROVED        |   | STATIC            | ✓         |  |  |
|                          |           |      | DIRT                 | ✓ | DECLINING         |           |  |  |
|                          |           |      | SIDEWALK             |   | BLIGHTED          |           |  |  |
|                          |           |      | PROPERTY INFORMATION |   |                   |           |  |  |
|                          |           |      | LAND COST            |   |                   |           |  |  |
| BLDG. COST               |           |      |                      |   |                   |           |  |  |
| SALE PRICE               |           |      |                      |   |                   |           |  |  |
| RENT                     |           |      |                      |   |                   |           |  |  |
| EXPENSE                  |           |      |                      |   |                   |           |  |  |
| NET RENT                 |           |      |                      |   |                   |           |  |  |
| LAND                     |           |      |                      | @ | % equals          |           |  |  |
| BLDG.                    |           |      |                      | @ | % equals          |           |  |  |
| TOTAL                    |           |      |                      |   |                   |           |  |  |
| INSPECTION WITNESSED BY: |           |      |                      |   |                   |           |  |  |

### ASSESSMENT RECORD

| 20     |  | 20     |  | 20     |  | 20     |  |
|--------|--|--------|--|--------|--|--------|--|
| LAND   |  | LAND   |  | LAND   |  | LAND   |  |
| BLDGS. |  | BLDGS. |  | BLDGS. |  | BLDGS. |  |
| TOTAL  |  | TOTAL  |  | TOTAL  |  | TOTAL  |  |
| LAND   |  | LAND   |  | LAND   |  | LAND   |  |
| BLDGS. |  | BLDGS. |  | BLDGS. |  | BLDGS. |  |
| TOTAL  |  | TOTAL  |  | TOTAL  |  | TOTAL  |  |
| LAND   |  | LAND   |  | LAND   |  | LAND   |  |
| BLDGS. |  | BLDGS. |  | BLDGS. |  | BLDGS. |  |
| TOTAL  |  | TOTAL  |  | TOTAL  |  | TOTAL  |  |



COLOR BUILDING

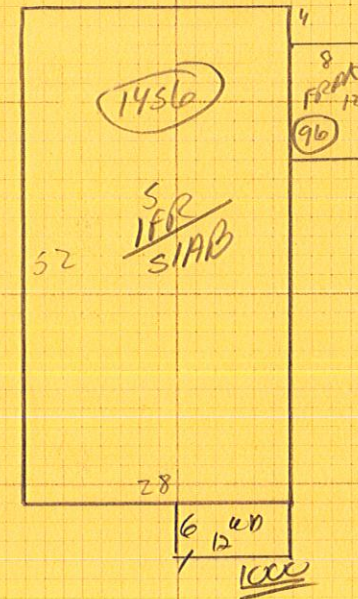
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## BUILDING RECORD

Est  
9-9-03 9:05

| OCCUPANCY                     |   |   |   |  | 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 8 METAL         |  |  |  |  |
| FOUNDATION                    |   |   |   |  | WATER CLOSET/URINAL      |     |   | A B                             |  |  |  |  |
| P B & S CB CONC               |   |   |   |  |                          |     |   | EXTERIOR WALLS                  |  |  |  |  |
| HEATING                       |   |   |   |  | NO PLUMBING              |     |   | PERIMETER L/F L/F               |  |  |  |  |
|                               |   |   |   |  | OTHER FEATURES           |     |   | PERIM. AREA RATIO               |  |  |  |  |
| NO HEAT                       |   |   |   |  | PART MASONRY WALLS       |     |   | NO. OF UNITS                    |  |  |  |  |
| NO HEAT 2ND ONLY              |   |   |   |  | FIREPLACE (INGRADE)      | 111 |   | 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.                             |  |  |  |  |
| AIR CON./ELEC.                |   |   |   |  | MODERN KITCHEN           |     |   | BASEMENT                        |  |  |  |  |
| ATTIC                         |   |   |   |  | EXTERIOR BETTER          |     |   | FIRST                           |  |  |  |  |
| NONE UNFIN. 1/4 1/2 FULL      |   |   |   |  | INTERIOR BETTER          |     |   | SECOND                          |  |  |  |  |
|                               |   |   |   |  |                          |     |   | THIRD                           |  |  |  |  |
| ROOF                          |   |   |   |  | LIVING ACCOMMODATIONS    |     |   | BASE PRICE                      |  |  |  |  |
| SHINGLES ASP/ASB/WOOD         |   |   |   |  | NO. OF UNITS BED ROOMS   | 5   |   | B P A                           |  |  |  |  |
| SLATE/TILE/METAL              |   |   |   |  | TOTAL ROOMS FAMILY ROOMS | 5   |   | SUB TOTAL                       |  |  |  |  |
| ROLL/T & G                    |   |   |   |  | DWELLING COMPUTATIONS    |     |   | LIGHTING                        |  |  |  |  |
| EXTERIOR WALLS                |   |   |   |  |                          |     |   | HTG/AIR CON.                    |  |  |  |  |
| BEVEL/DROP/ALUM/VIN           |   |   |   |  | 1 2 STORY P M            |     |   | SPRINKLER                       |  |  |  |  |
| SHINGLE ASPH/ASB/WOOD         |   |   |   |  | 1456 S.F. 98900          |     |   | PARTITIONS                      |  |  |  |  |
| CB/STUCCO/BRICK VENEER/STONE  |   |   |   |  | BASEMENT -15000          |     |   | INTERIOR FINISH                 |  |  |  |  |
| MASONITE/TI-II                |   |   |   |  | HEATING                  |     |   | SF/CF PRICE                     |  |  |  |  |
| PLATE GLASS - AL/WD           |   |   |   |  | PLUMBING +3520           |     |   | AREA CUBED                      |  |  |  |  |
| FLOORS                        |   |   |   |  | ATTIC                    |     |   | SUB TOTAL                       |  |  |  |  |
| CONC/DIRT                     |   |   |   |  | INTERIOR FINISH          |     |   | M & O.F.                        |  |  |  |  |
| HARD WOOD                     |   |   |   |  | ADD. & PORCHES +2100     |     |   | ADDITIONS                       |  |  |  |  |
| SOFT WOOD/SUB                 |   |   |   |  |                          |     |   | TOTAL BASE                      |  |  |  |  |
| TILE                          |   |   |   |  |                          |     |   | GRADE FACTOR                    |  |  |  |  |
| W - W                         |   |   |   |  |                          |     |   | REPLACEMENT COST                |  |  |  |  |
| JOISTS                        |   |   |   |  |                          |     |   | FUNCTIONAL DEPRECIATION FACTORS |  |  |  |  |
| INTERIOR FINISH               |   |   |   |  | TOTAL 88520              |     |   | SURPLUS CAP                     |  |  |  |  |
| DRYWALL/PLASTER               |   |   |   |  | GRADE 95                 |     |   | ENCROACHMENTS                   |  |  |  |  |
| PANELING                      |   |   |   |  | TOTAL 84090              |     |   | ECONOMIC                        |  |  |  |  |
| FIBERBOARD                    |   |   |   |  | O. F. 85,044             |     |   | BLIGHTED AREA                   |  |  |  |  |
| UNFINISHED                    |   |   |   |  | TOTAL                    |     |   | COMM. LOCATION                  |  |  |  |  |
| REMODELING DATA               |   |   |   |  | C & D FACTOR             |     |   | OBsolescence                    |  |  |  |  |
| KITCHEN                       |   |   |   |  |                          |     |   | OVERBUILT                       |  |  |  |  |
| PLUMBING                      |   |   |   |  |                          |     |   | STRUCTURAL                      |  |  |  |  |
| HEAT                          |   |   |   |  |                          |     |   |                                 |  |  |  |  |
| BASEMENT                      |   |   |   |  |                          |     |   |                                 |  |  |  |  |
| OTHER                         |   |   |   |  |                          |     |   |                                 |  |  |  |  |
| REPL. COST                    |   |   |   |  | 84090                    |     |   |                                 |  |  |  |  |

SKETCH



O W T E

|              |             |           |      |          |              |
|--------------|-------------|-----------|------|----------|--------------|
| 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            |      |     | IFR          | 1456 |       | C-5   | 1987    | AVD       | 84090            | 15    | 77480      |
| GARAGE              |      |     |              |      |       |       |         |           | 25044            |       | 74267      |
| BARN                |      |     |              |      |       |       |         |           |                  |       |            |
| SHED                |      |     | IFR 8x10     | 80   | 8.75  | E     | old     | AVD       | 700              | 15/20 | 480        |
| Shed                |      |     | IFR 14x14    | 196  | 12.50 | C     | 2005    | AVD       | 3430             | 20    | 2740       |
| GAR                 |      |     | IFR 26x32    | 896  |       | C     | 2001    | AVS       | 12700            |       | 12700      |
| COMMERCIAL BUILDING |      |     |              |      |       |       |         |           |                  |       |            |
| LISTED              |      |     |              |      |       |       |         |           |                  |       |            |
| DATE                |      |     |              |      |       |       |         |           |                  |       |            |
| REPL. COST          |      |     |              |      |       |       |         |           |                  |       |            |

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS

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.