

PARCEL

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

8-28

4085 332

Roberts, Arvid And Joan

173 Elm Street

A.H. Roberts Family Trust

6/20/19 17977

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Roberts, Fred A, Trustee

Goodrich, Donna E & Roberts, Bruce E

4/25/23 19227

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LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	176.0		209000
WASTE LAND	20.0	300	6000
BASE	1.0		60000
TOTAL ACREAGE		197.0	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
			FRONT FT. PRICE
BASE VAC-307			-18000
TOTAL VALU*			257000
TOTAL VALU			
TOTAL VALU. LAND & BUILDINGS			257000

PERMIT NO.	EST. COST	DATE
MEMORANDA		
⑤ Split-off 5AC to new parcel, 8-28A.		

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		TREND	RCT
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD	9.0	3681.3	33128.7
MIXED WOOD	132.6	213.8	28371.6
HARDWOOD	10.0	131.	1310
WASTE LAND	10.0	300	3000
BASE	1.0		42000
TOTAL ACREAGE		197.0	68000
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
			FRONT FT. PRICE
TOTAL VALUE LAND			145527.4
TOTAL VALUE BUILDINGS			147,884.8
TOTAL VALUE LAND & BUILDINGS			145527.4 + 147884.8 = 293412.2

INSPECTION	BY:

PROPERTY INFORMATION		
LAND COST		
BLDG. COST		
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

ASSESSMENT RECORD

LAND	BLDG.	TOTAL
20	20	20
LAND	BLDG.	LAND
BLDG.	BLDG.	BLDG.
TOTAL	TOTAL	TOTAL
20	20	20
LAND	BLDG.	LAND
BLDG.	BLDG.	BLDG.
TOTAL	TOTAL	TOTAL
20	20	20
LAND	BLDG.	LAND
BLDG.	BLDG.	BLDG.
TOTAL	TOTAL	TOTAL

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS			SKETCH										
1	2	3	4	5	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.											
1	2	3	4	5	TOILET ROOM			3 GLASS	7 STONE												
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS			4 C B	8 METAL												
FOUNDATION					WATER CLOSET/URINAL			EXTERIOR WALLS													
P	B & S	CB	CONC		NO PLUMBING			PERIMETER													
HEATING					OTHER FEATURES			PERIM. AREA RATIO													
NO HEAT					PART MASONRY WALLS			NO. OF UNITS													
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			AVG. UNIT SIZE													
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE													
HW/STEAM BB RAD					BSMT. GAR 1 ?			SCHEDULE													
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.													
AIR CON./ELEC.					MODERN KITCHEN			BASEMENT													
ATTIC					EXTERIOR BETTER			FIRST													
1	2	3	4	5	INTERIOR BETTER			SECOND													
NONE UNFIN. 1/4 1/2 FULL								THIRD													
ROOF					LIVING ACCOMMODATIONS			BASE PRICE													
SHINGLES ASP/ASB/WOOD					NO. OF UNITS BED ROOMS			B P A													
SLATE/TILE/METAL					TOTAL ROOMS FAMILY ROOMS			SUB TOTAL													
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING													
EXTERIOR WALLS								HTG/AIR CON.													
BEVEL/DROP/ALUM/VIN					— — STORY F M			SPRINKLER													
SHINGLE ASPH/ASB/WOOD					S.F.			PARTITIONS													
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH													
MASONITE/TI-II					HEATING			SF/CF PRICE													
PLATE GLASS - AL/WD					PLUMBING			AREA CUBED													
FLOORS					ATTIC			SUB TOTAL													
	B	1	2	3	A	INTERIOR FINISH			M & O.F.												
CONC/DIRT					ADD. & PORCHES			ADDITIONS													
HARD WOOD								TOTAL BASE													
SOFT WOOD/SUB								GRADE FACTOR													
TILE								REPLACEMENT COST													
W - W								FUNCTIONAL DEPRECIATION FACTORS													
JOISTS								SURPLUS CAP													
								ENCROACHMENTS													
								BLIGHTED AREA													
								COMM. LOCATION													
								OVERBUILT													
								STRUCTURAL													
INTERIOR FINISH					TOTAL			SUMMARY OF BUILDINGS													
B 1 2 3 A					GRADE			TYPE													
DRYWALL/PLASTER					TOTAL			LOC.													
PANELING					O. F.			NO.													
FIBERBOARD					TOTAL			CONSTRUCTION													
UNFINISHED					C & D FACTOR			SIZE													
REMODELING DATA								RATE													
KITCHEN								GRADE													
PLUMBING								ERECTED													
HEAT								CONDITION													
BASEMENT								REPLACEMENT COST													
OTHER					REPL. COST			DEPR.													
								TRUE VALUE													

O W T E

CONTEMPORARY | SPLIT LEVEL | RANCH (R) | CAPE | COLONIAL | CONVENTIONAL

MEMORANDA

F & F M & E
I & E R

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

DO NOT CONFUSE THE

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

TOTAL CARDS THRU
TOTAL VALUE ALL BUILDINGS